

**INTERNATIONAL INSTITUTE OF LOS ANGELES**

435-455 South Boyle Avenue

CHC-2020-899-HCM

ENV-2020-900-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—June 11, 2020](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)
6. [Letters of Support](#)
7. [Correspondence from Property Owner's Representative](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.:** CHC-2020-899-HCM  
ENV-2019-900-CE

**HEARING DATE:** August 20, 2020  
**TIME:** 10:00 AM  
**PLACE:** Teleconference (see  
agenda for login  
information)

Location: 435-455 South Boyle Avenue  
Council District: 14 – Huizar  
Community Plan Area: Boyle Heights  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Boyle Heights  
Legal Description: 35 Acre Lots of the Los Angeles  
City Lands “Hancock Survey”  
Tract, Block 59, Arb 14, Lot PT 2,  
Arb 14, PT 3; Pecan Terrace  
Tract, Lot 9

**EXPIRATION DATE:** The original expiration date of July 1, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

**PROJECT:** Historic-Cultural Monument Application for the  
INTERNATIONAL INSTITUTE OF LOS ANGELES

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** E. Stephen Voss  
International Institute of Los Angeles  
3845 Selig Place  
Los Angeles, CA 90031  
International Institute of  
Los Angeles  
435 South Boyle Avenue  
Los Angeles, CA 90033

**APPLICANT:** Vivian Escalante  
Boyle Heights Community Partners  
603 North Breed Street  
Los Angeles, CA 90033

**PREPARERS:** Rosalind Sagara  
Los Angeles Conservancy  
523 West 6<sup>th</sup> Street, Suite 826  
Los Angeles, CA 90014

Laura Dominguez  
University of Southern California, Department of History  
3502 Trousdale Parkway, Social Sciences Building, Room 153  
Los Angeles, CA 90089-0034

### **RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Shannon Ryan, Senior City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Melissa Jones, City Planning Associate  
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—June 11, 2020  
Historic-Cultural Monument Application

## **FINDINGS**

- The International Institute of Los Angeles “reflects the broad cultural, political, economic, or social history of the nation, state, city, or community” for its association with Progressive Era reform, women’s social movements, and patterns of immigration in Los Angeles, and for its association with the development of the Boyle Heights neighborhood.
- The International Institute of Los Angeles “embodies the distinctive characteristics of a style, type, period, or method of construction” and “represents a notable work of a master builder, designer, or architect whose individual genius influenced his or her age” as an excellent and intact example of Spanish Colonial Revival institutional architecture, and as an exemplary work of the master architectural firm Webber and Spaulding.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **SUMMARY**

The International Institute of Los Angeles is a one- and two-story institutional building located on South Boyle Avenue between 4<sup>th</sup> Street and Whittier Boulevard in the Boyle Heights neighborhood of Los Angeles. Built in 1931, the building was designed by architects Walter I. Webber and Sumner Spaulding in the Spanish Colonial Revival architectural style for the Young Women’s Christian Association (YWCA) to house the International Institute of Los Angeles (IILA). The IILA, an organization dedicated to providing resources and services to immigrants, continuously operated at the subject property until 2019.

Irregular in plan, the subject property is of wood-frame construction with painted brick cladding and clay tile roofs. The primary, east-facing elevation consists of a hipped-roof two-story volume with one-story gabled wings at the north and south that form a forecourt. The southern wing features two segmental arches with garage doors. The two-story volume has 16 windows spanning the width of the second floor, and on the first floor, there is a segmental arch passageway leading to a central courtyard. A painted brick wall runs along the property line on Boyle Avenue that has a wrought iron gate in the center, serving as the main pedestrian entrance to the property. The north- and south-facing elevations are mostly utilitarian. At the rear, west-facing elevation, there is a one-story, c-shaped volume with an attached one-story auditorium building that encloses the central courtyard. The north and south courtyard elevations are asymmetrical and feature shed roofs covered with red barrel tile. The auditorium building is



irregular in plan, has stucco cladding and a combination of flat and vaulted roofs. Fenestration across the property consists primarily of multi-lite wood casement windows, multi-lite French doors with transoms, sliding glass doors, metal multi-lite windows, and jalousie windows. There is a surface parking lot at the rear of the property.

The IILA was one of more than fifty immigrant-serving agencies to open nationwide under the auspices of the YWCA in the early twentieth century. Social welfare advocate Edith Terry Bremer founded the first International Institute in Greenwich Village in 1910 and subsequently oversaw the formation of branches in industrializing cities across the country. While a common philosophy knitted the International Institutes together, regional issues of race, citizenship, and culture inflected the work of individual branches. Although most Institutes, which initially were established to offer services and assistance to first- and second-generation immigrant women, were located in the Northeast and Midwest, two opened in California: Los Angeles in 1914 and San Francisco in 1918 (not extant). In 1915, the IILA moved its headquarters to Boyle Heights, and in 1935, three years after the opening of its offices at the subject property, it broke away from the YWCA. Over the years, the IILA has assisted tens of thousands of immigrants from countries all over the world. Following World War II, it provided relocation and employment assistance to Japanese-Americans returning from internment camps. In addition, the IILA has worked to combat anti-immigrant sentiment and policies, lobbying against immigration restrictions and mass deportations while organizing events to highlight immigrants' cultures and advance a vision of multiculturalism.

Architects Walter I. Webber (1864-1943) and Sumner Spaulding (1892-1952) established a partnership in 1921. Together and in collaboration with William Field Staunton, Jr., they designed a number of high-profile residential and institutional projects in Southern California, most notably Harold Lloyd's Greenacres estate (1927, HCM #279) and the Catalina Casino (1928) in Avalon. After Webber retired in the early 1930s, Spaulding continued to practice until his death in 1952, contributing to the design of the Los Angeles Civic Center (1937-1943), the Los Angeles Municipal Airport (1940-1941), and Case Study House #2 (1947) in Pasadena.

Alterations to the property include the relocation of the gymnasium/auditorium in 1931; replacement of the gymnasium/auditorium floor and addition of a porch in 1949; addition of two dressing rooms, hallway, and an exit staircase in 1957; addition of a fire shaft and restroom in 1974; a minor bathroom remodel in 2000; and the in-fill of some windows and doors, and several window replacements, all at unknown dates.

The subject property was determined eligible for listing in the National Register of Historic Places, and concurrently listed in the California Register of Historical Resources in 2000. In addition, the property was identified as a known historic resource in the SurveyLA Japanese-American, Latino, and Women's Rights historic context statements for its role in assisting immigrant women adjust to life in Los Angeles.

## **DISCUSSION**

The International Institute of Los Angeles meets two of the Historic-Cultural Monument criteria.

The subject property "reflects the broad cultural, political, economic, or social history of the nation, state, city, or community" for its association with the pre-World War II development of the Boyle Heights neighborhood, patterns of immigration in Los Angeles, and women's social movements. Multiculturalism played a pivotal role in defining Boyle Heights' early history. Prior to World War II, Boyle Heights was one of the most ethnically heterogeneous communities in Los Angeles; as a neighborhood where restrictive covenants were never widely implemented, Boyle Heights

remained one of the few places where ethnic and religious minorities and new immigrants could settle. Serving as a community center for immigrant women within the Boyle Heights community beginning in 1931 when the IILA opened their headquarters, the subject property is emblematic of the community's ethno-racial diversity prior to World War II. Additionally, by supporting Southern California's growing immigrant community throughout the twentieth century, the IILA, which operated out of the subject property for decades, played a significant role in the social history of the region. In contrast to the assimilationist practices of other resettlement organizations, the IILA emphasized cultural pluralism and the preservation of immigrant heritage. Their activist work on behalf of immigrants influenced local attitudes toward an increasingly diverse Los Angeles. Furthermore, a key characteristic of the International Institute organization was the practice of employing first- and second-generation women as caseworkers, as their knowledge of multiple languages and ethnic traditions made it easier for them to build relationships with newcomers. The women played a dual role in helping their community members adapt to American society while encouraging empathy and understanding of immigrant knowledge and folkways among native-born citizens. This concept set the women-led IILA apart from other settlement houses in the area. As the subject property was home to the IILA for nearly 90 years, the two are inextricably linked and the strong association is clearly demonstrated.

In addition, the subject property "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent, intact, and rare example of an institutional building in the Spanish Colonial Revival architectural style in Boyle Heights. The central courtyard, arched doorways, wood casement windows, and low-pitched, clay tile roofs are all characteristic of the style. Other distinguishing features include wrought iron detailing, decorative tile, and perforated screens.

In addition, the subject property "represents a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as an exemplary work of the master architectural firm Webber and Spaulding. With a number of notable commissions across Southern California, Webber and Spaulding became known for their polished and stylized Spanish Colonial Revival style designs. The subject property represents an excellent and intact example of their work in an institutional setting, and one of Webber and Spaulding's final projects as a firm.

Despite some minor interior and exterior alterations, the International Institute of Los Angeles is greatly intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the International Institute of Los Angeles as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC")

will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Given that the subject property is already listed in the California Register of Historical Resources, the pending designation will lead to a higher level of review and protection of the historic significance and integrity of the subject property that could otherwise be lost through incompatible alterations, new construction, or demolition, particularly to the interior. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2020-900-CE was prepared on June 12, 2020.

## **BACKGROUND**

On February 10, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. On March 5, 2020, the Cultural Heritage Commission, property owner, and applicant agreed to continue the matter to April 17, 2020, at which time the Commission voted to take the subject property under consideration. On June 11, 2020, a subcommittee of the Commission consisting of Commissioners Barron and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of July 1, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.















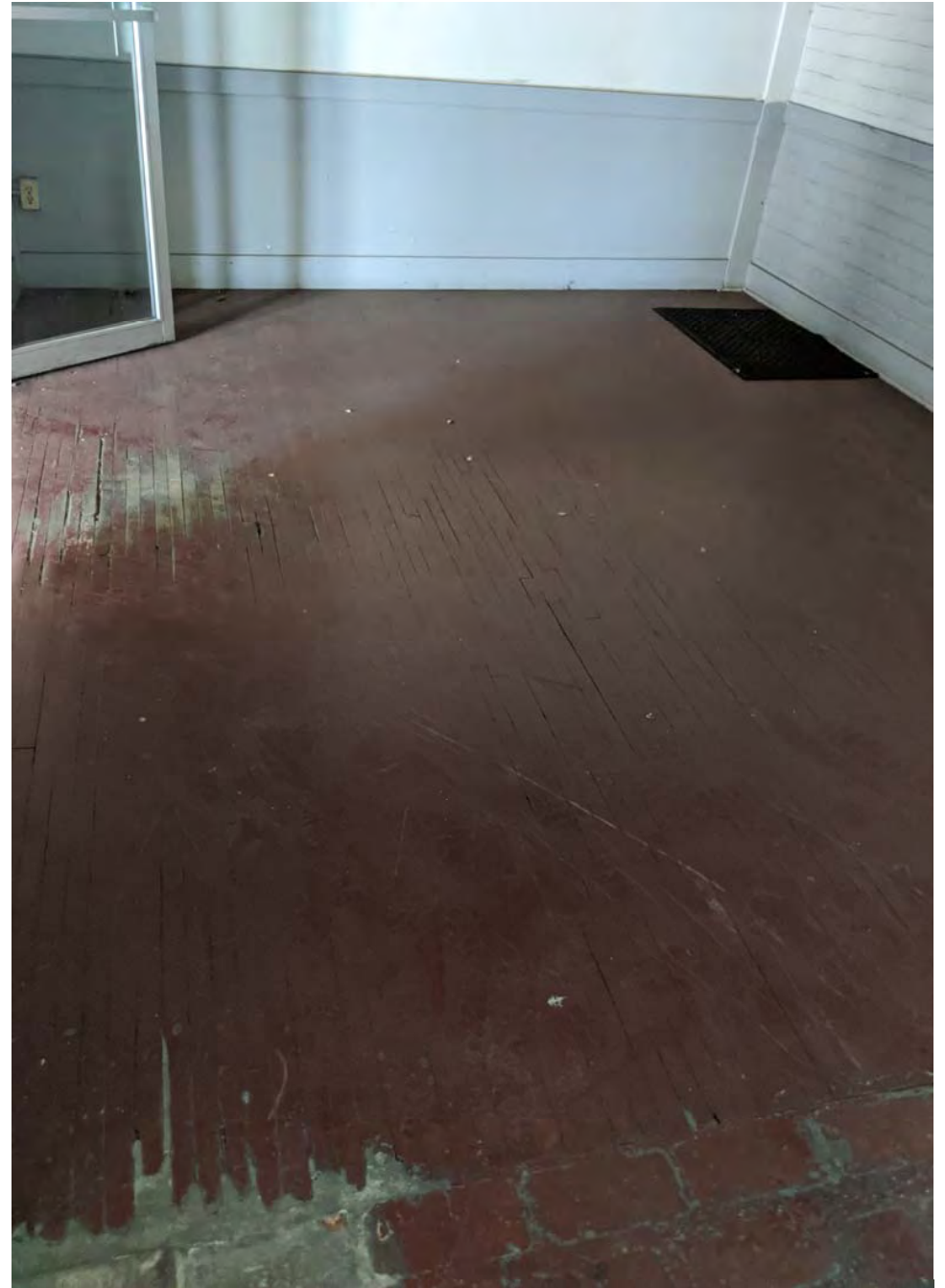










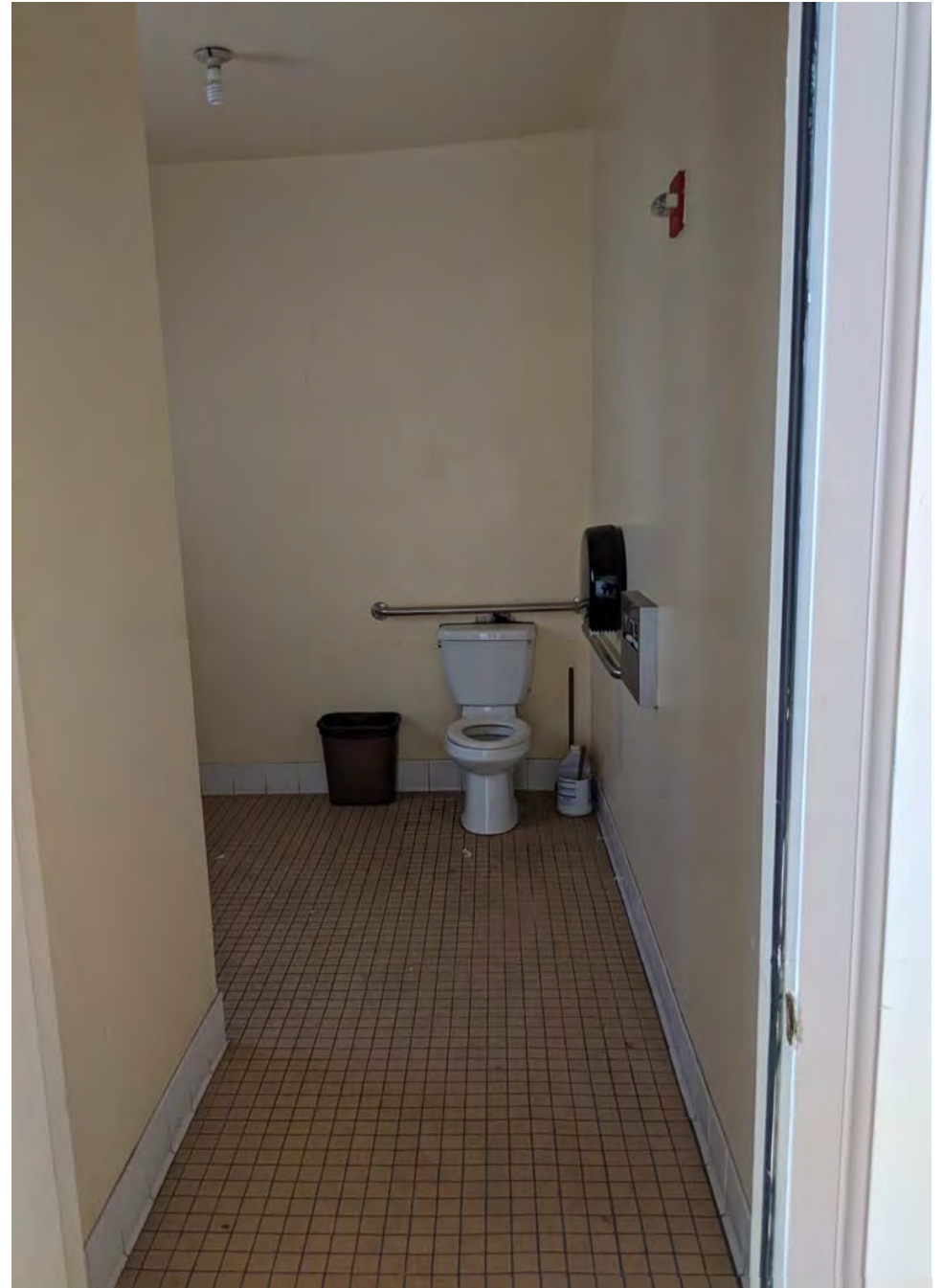










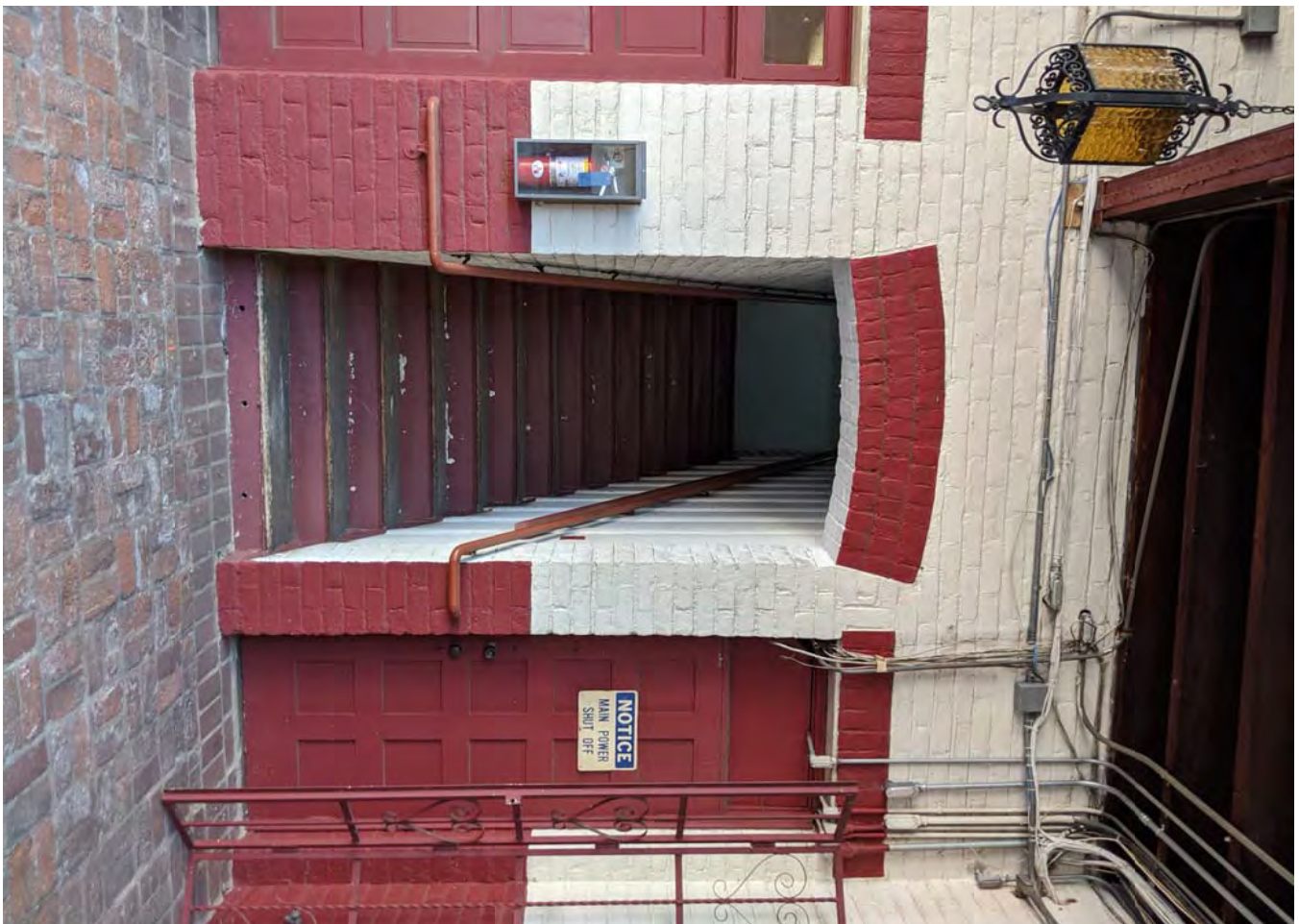








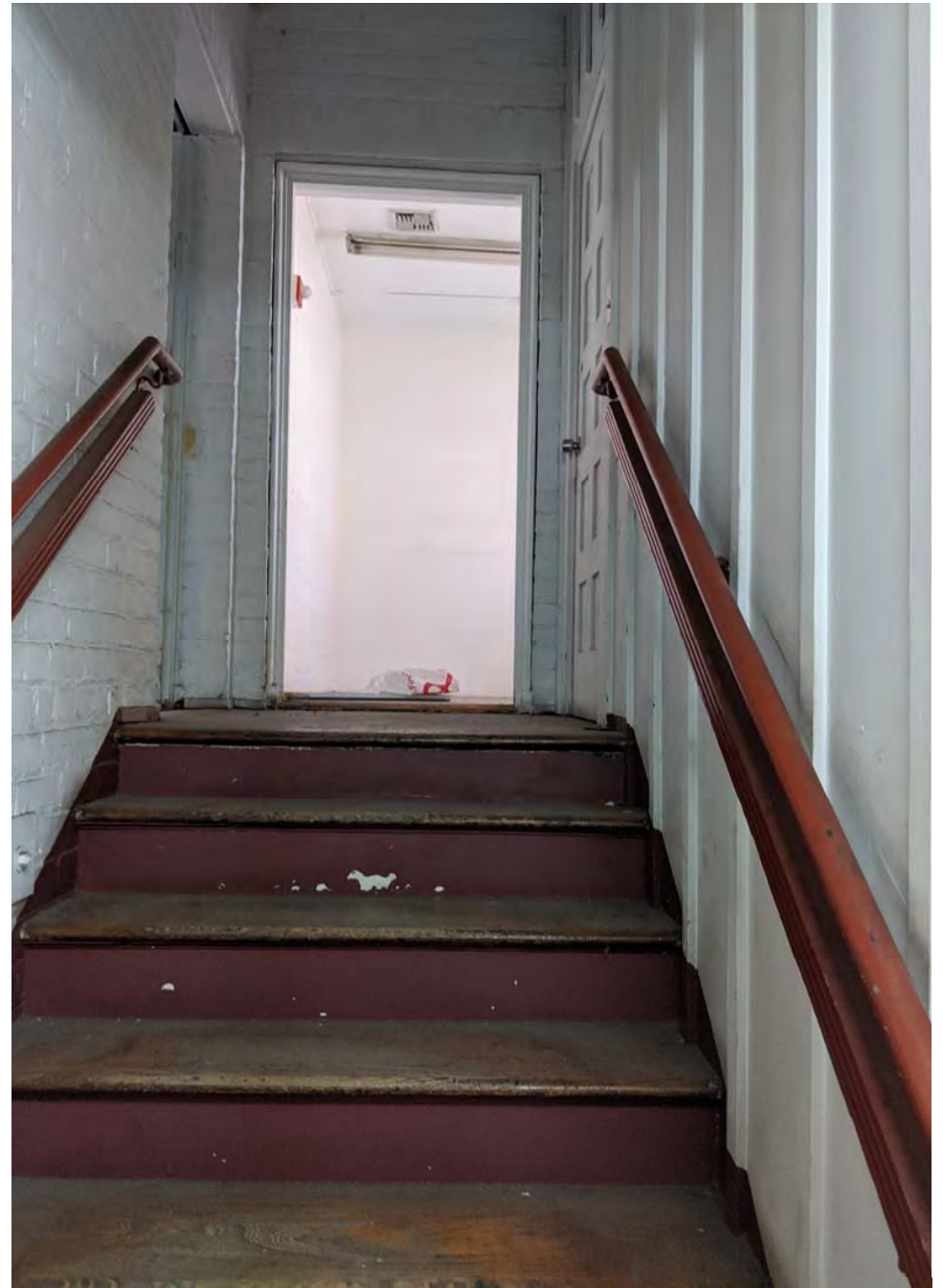




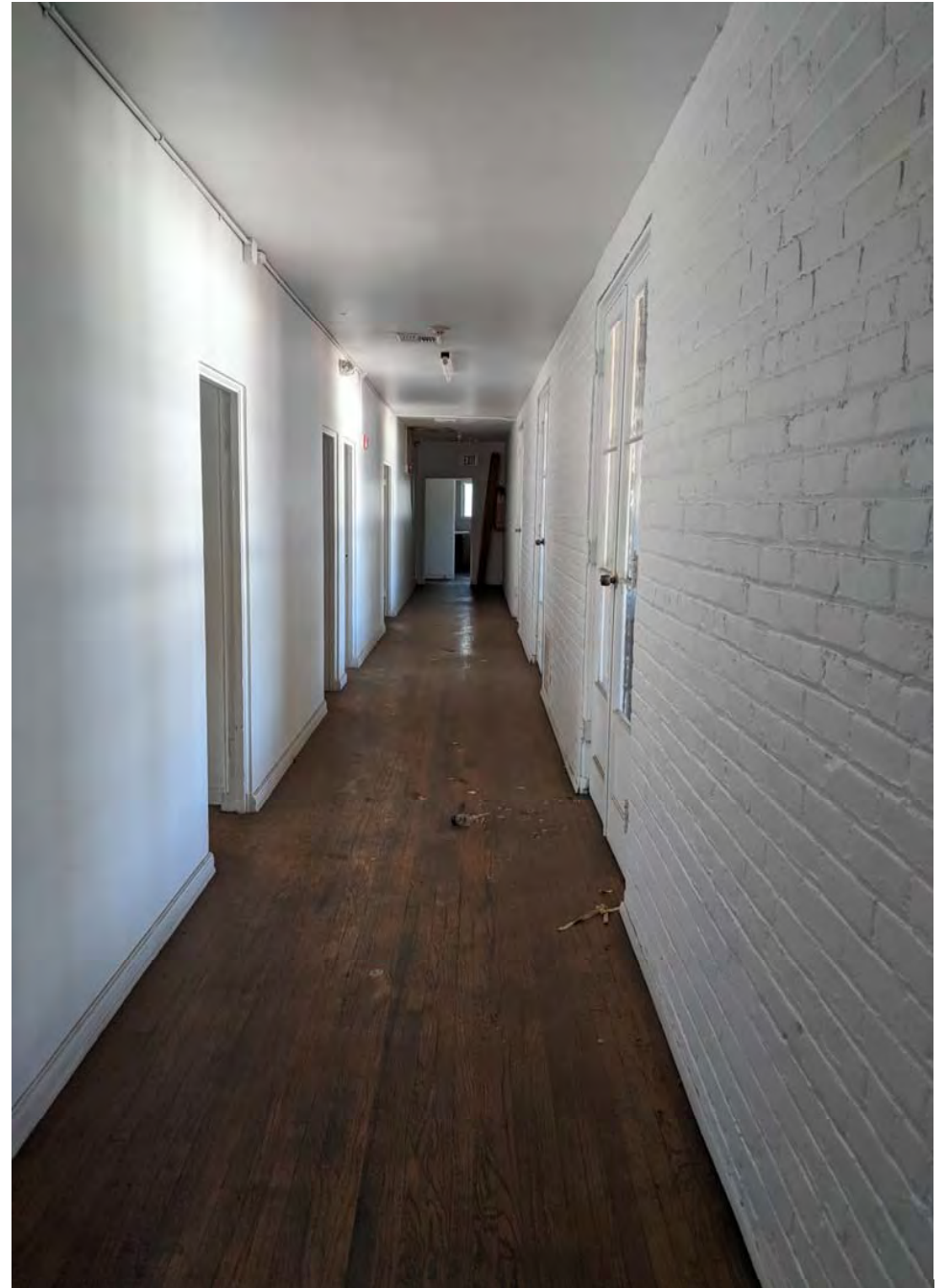












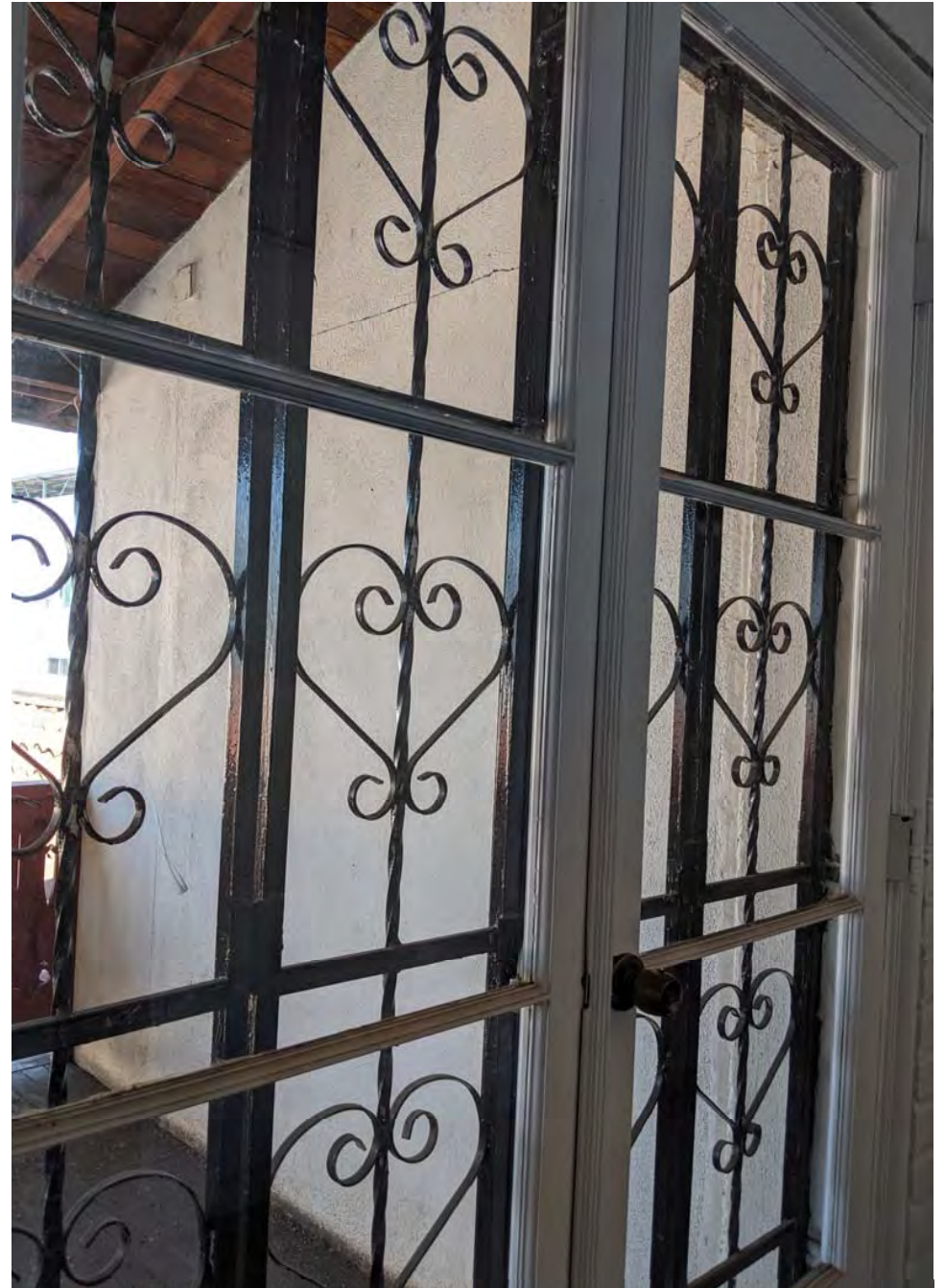










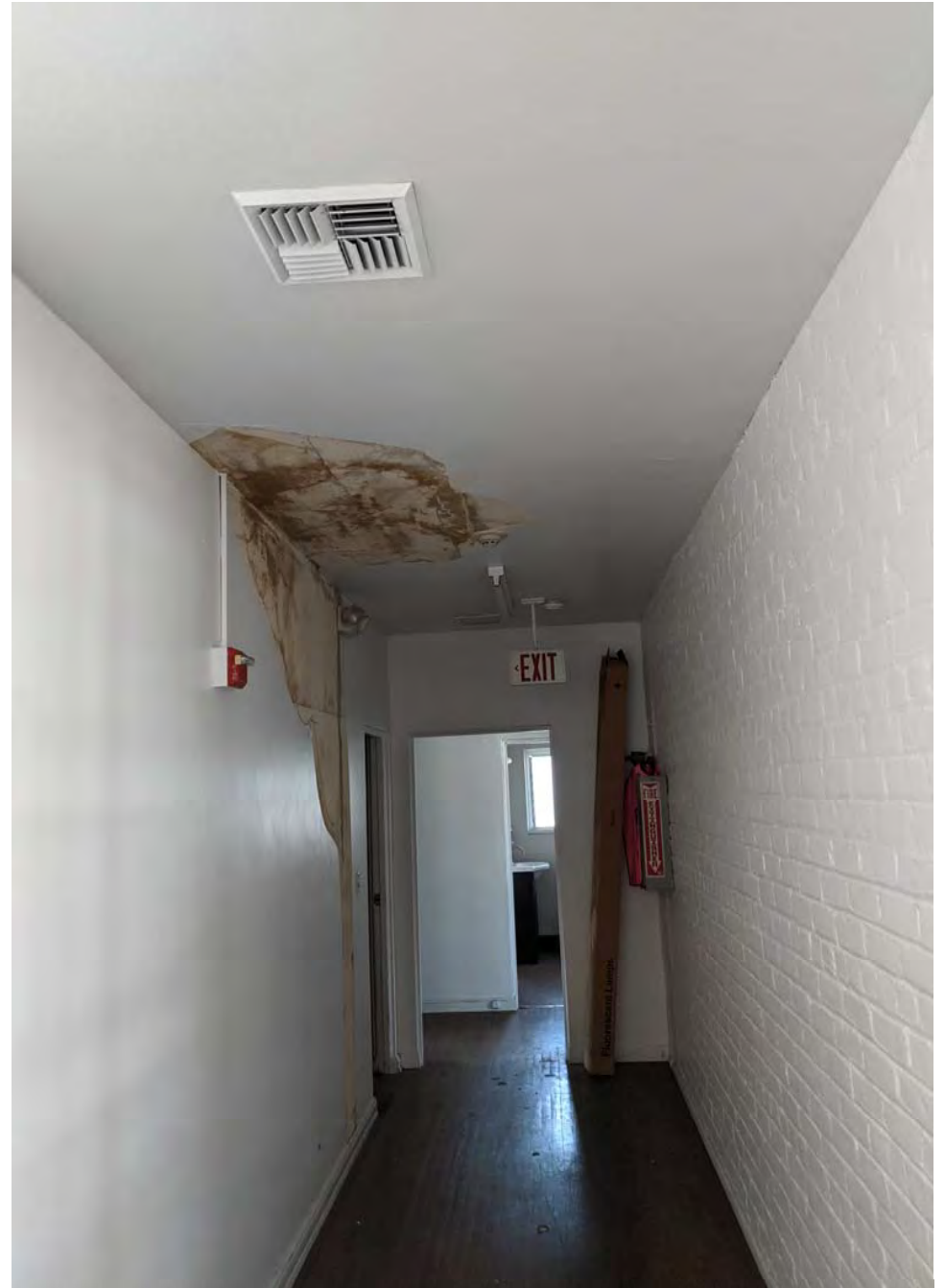






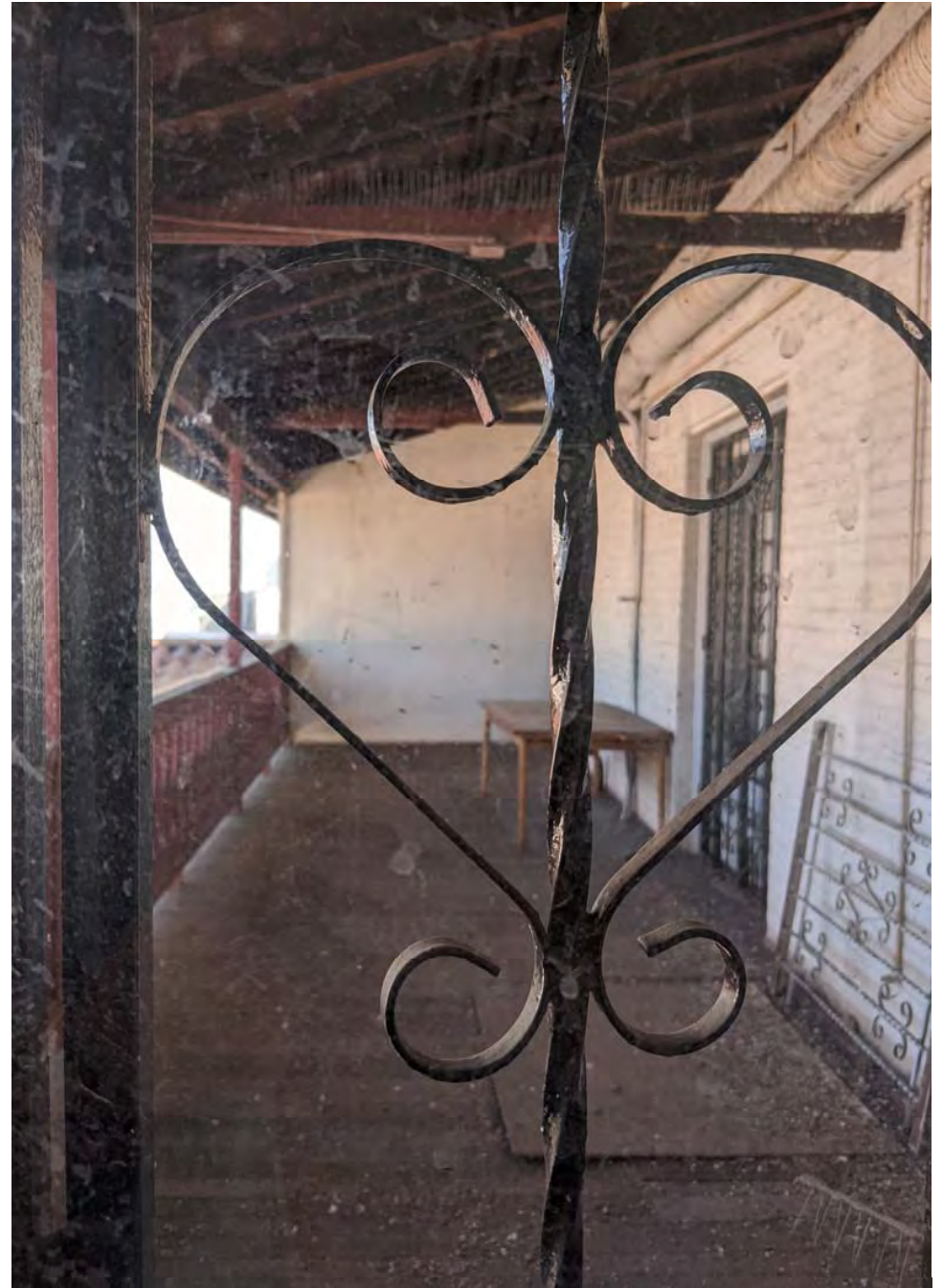






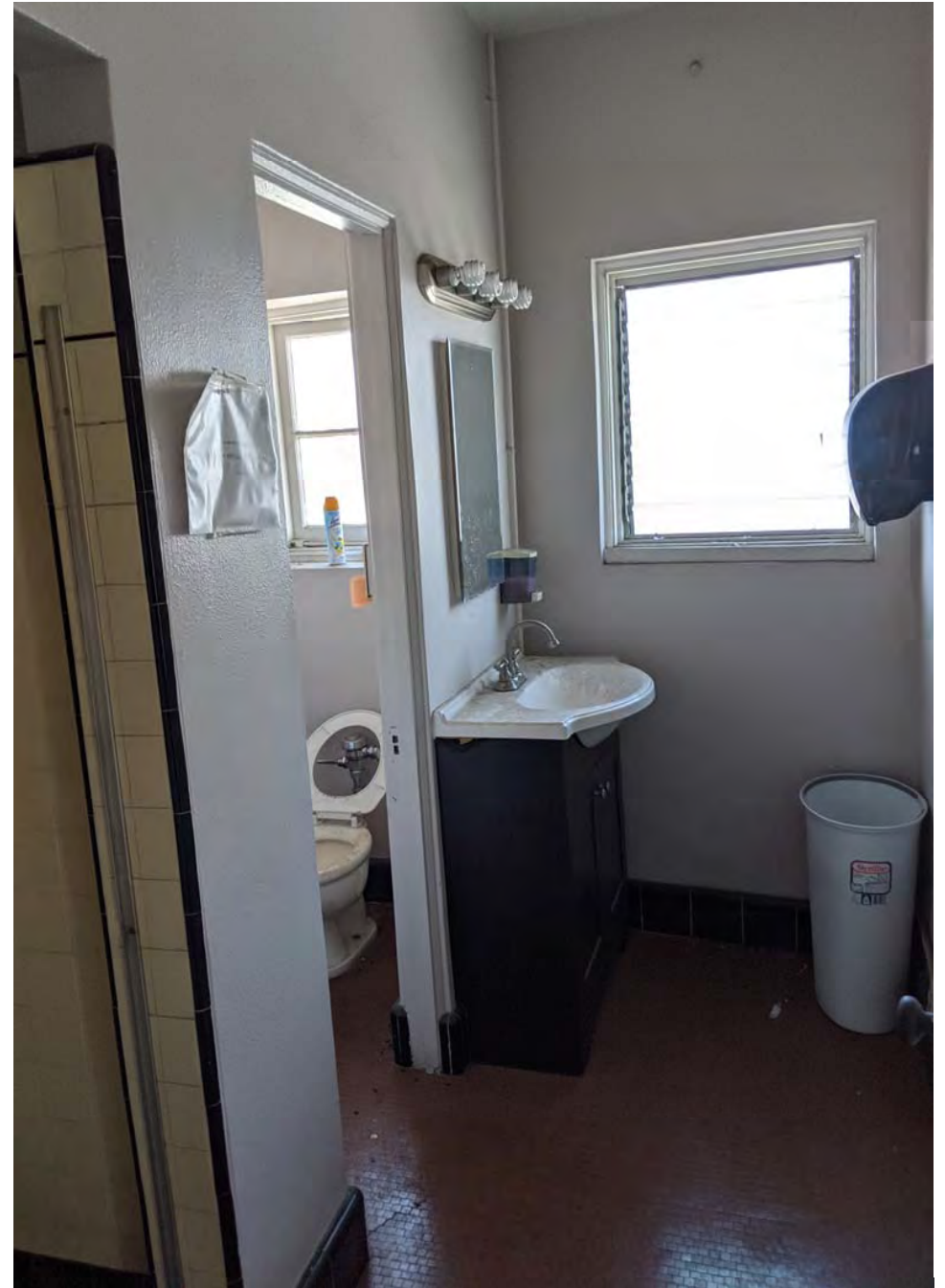












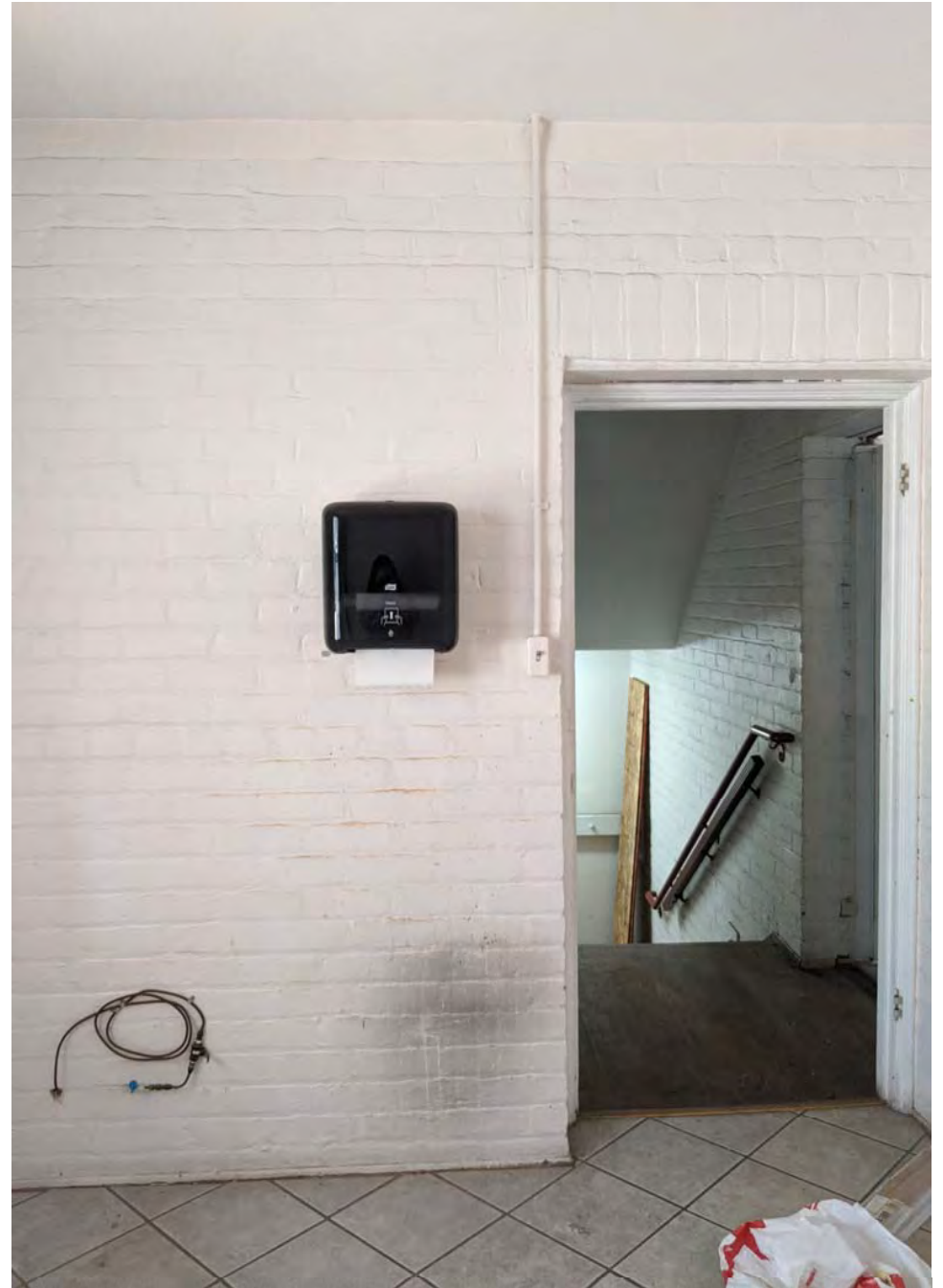










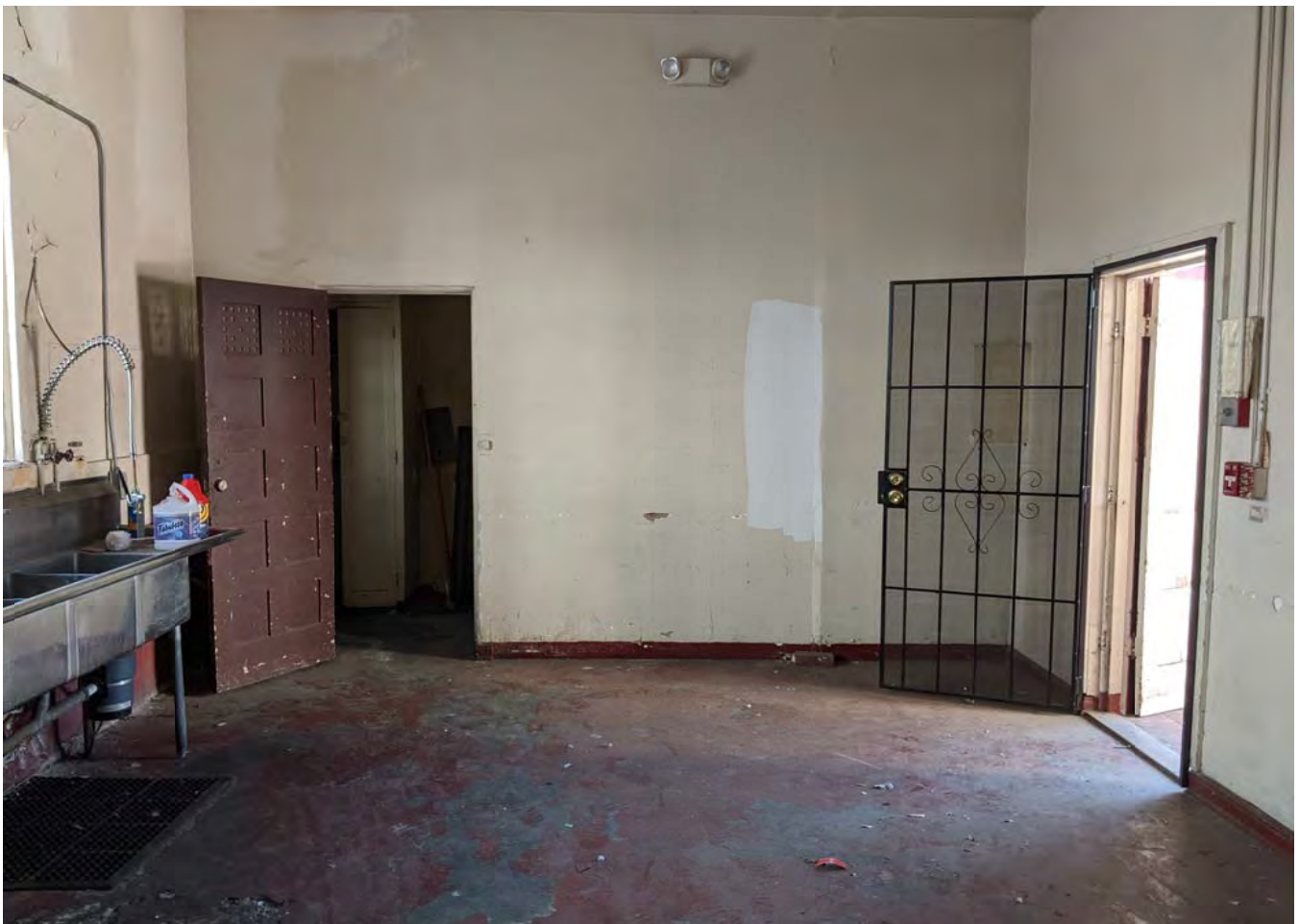






















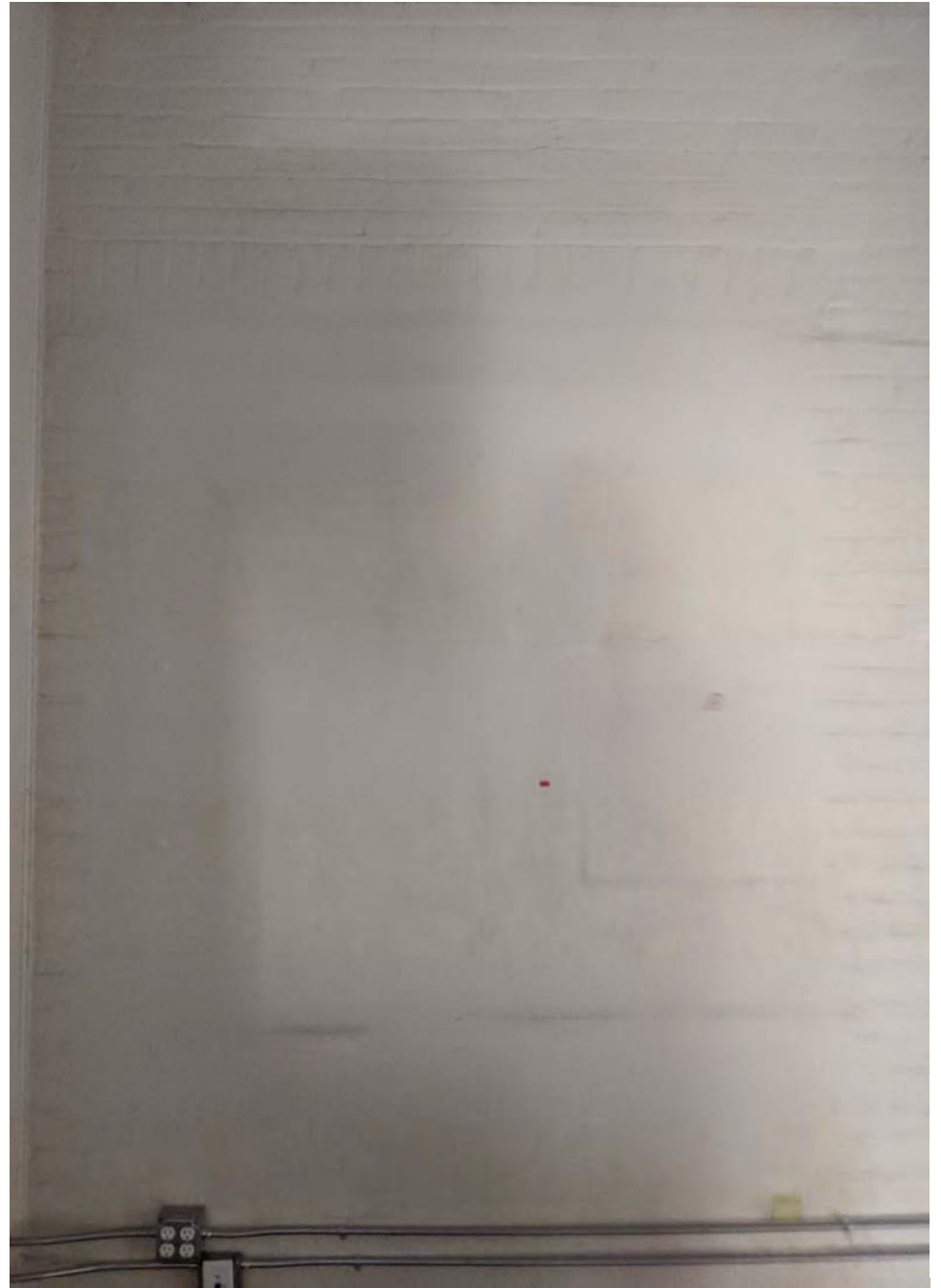








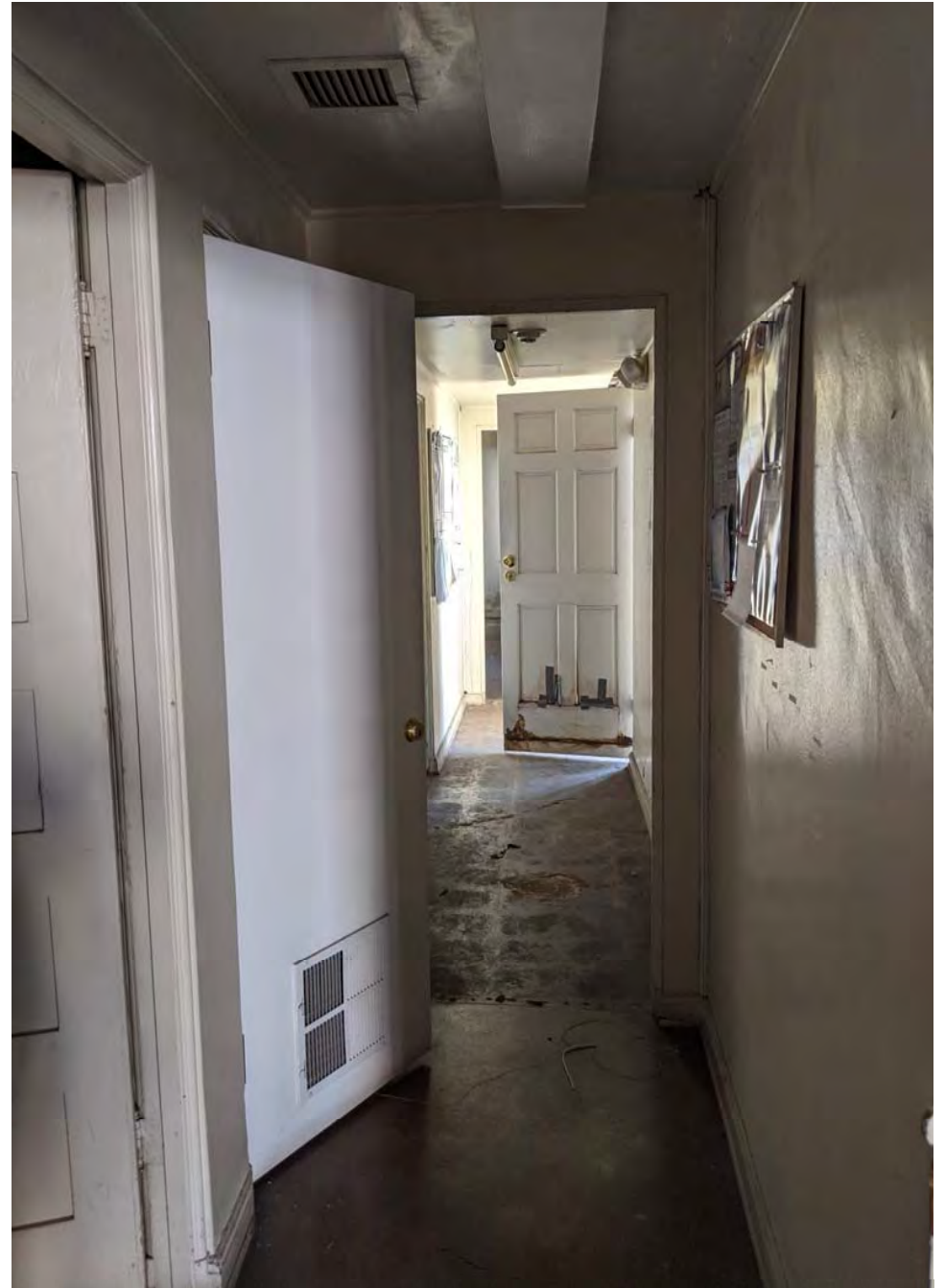




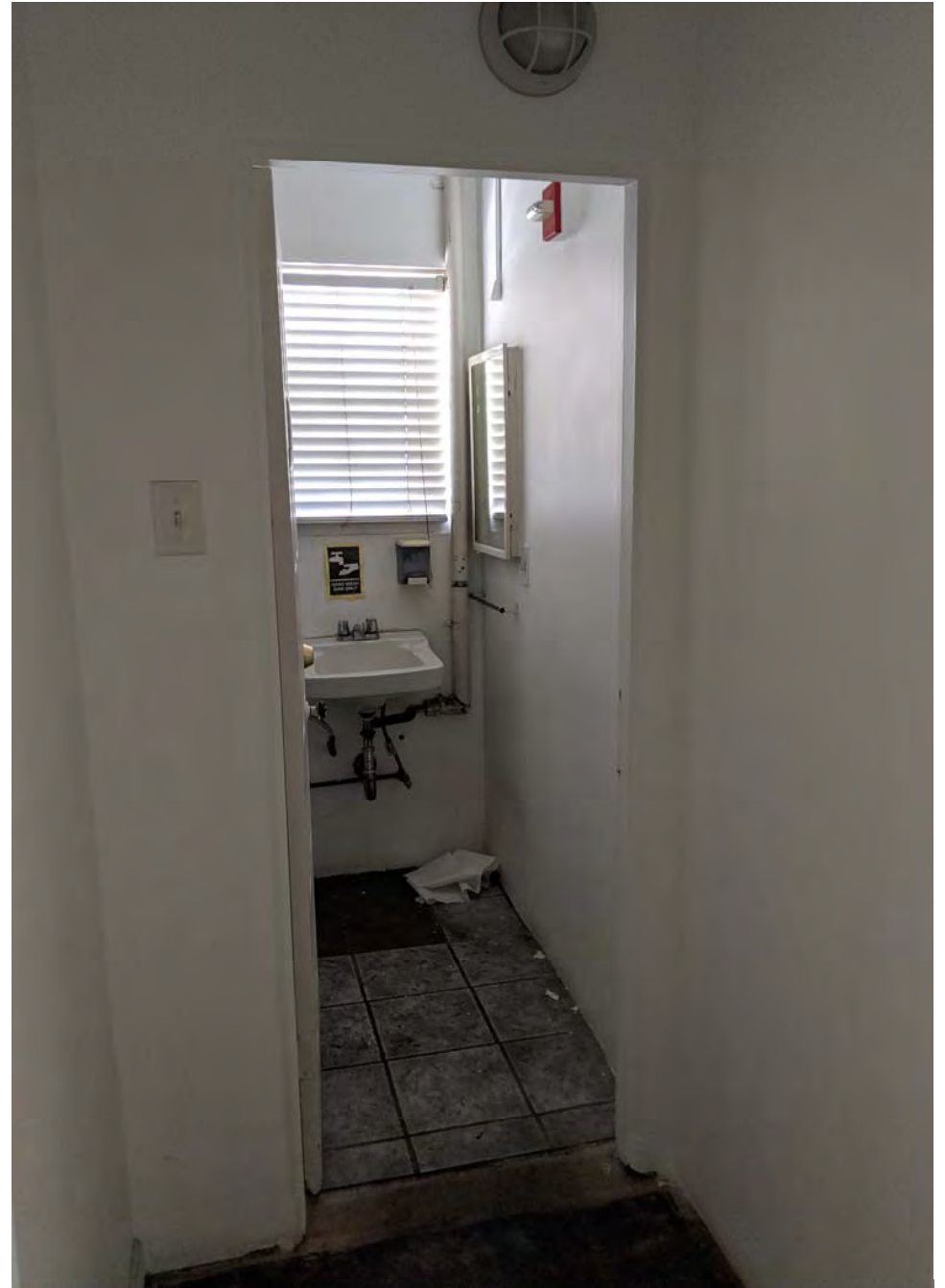






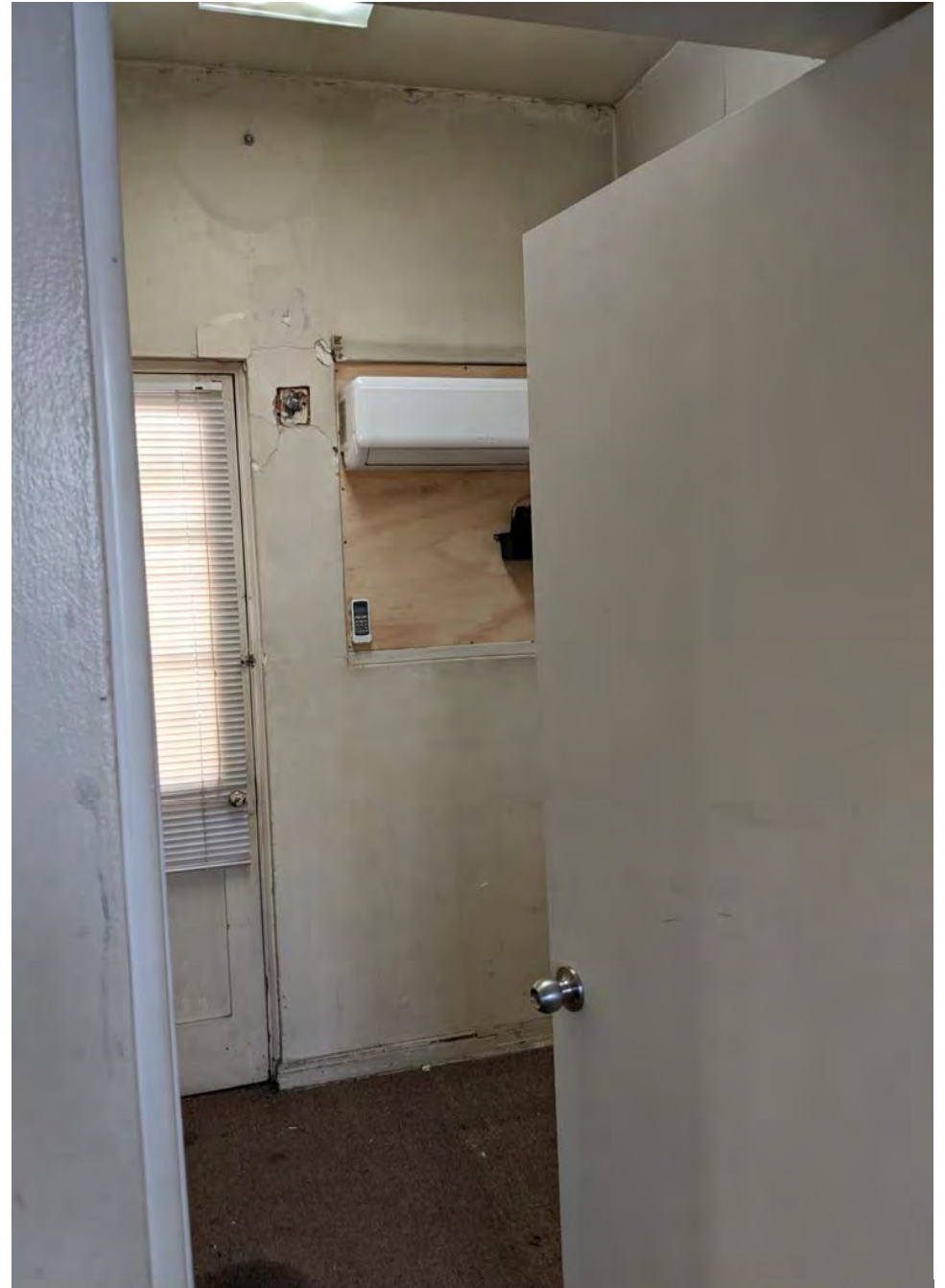




























































COUNTY CLERK'S USE

## CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2020-899-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2020-900-CE

PROJECT TITLE

International Institute of Los Angeles

COUNCIL DISTRICT

14

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

435-455 South Boyle Avenue, Los Angeles, CA 90033

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the International Institute of Los Angeles as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) 8 and 31☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **International Institute of Los Angeles** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

## CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-899-HCM  
ENV-2019-900-CE

**HEARING DATE:** April 17, 2020 (*Continued from March 5, 2020*)

**TIME:** 10:00 AM

**PLACE:** Teleconference (see agenda for login information)

Location: 435-455 South Boyle Avenue

Council District: 14 – Huizar

Community Plan Area: Boyle Heights

Area Planning Commission: East Los Angeles

Neighborhood Council: Boyle Heights

Legal Description: 35 Acre Lots of the Los Angeles City Lands “Hancock Survey” Tract, Block 59, Lots PT 2-PT 3; Pecan Terrace Tract, Lot 9

**PROJECT:** Historic-Cultural Monument Application for the INTERNATIONAL INSTITUTE OF LOS ANGELES

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** E. Stephen Voss  
International Institute of Los Angeles  
3845 Selig Place  
Los Angeles, CA 90031  
International Institute of Los Angeles  
435 South Boyle Avenue  
Los Angeles, CA 90033

**APPLICANT:** Vivian Escalante  
Boyle Heights Community Partners  
603 North Breed Street  
Los Angeles, CA 90033

**PREPARERS:** Rosalind Sagara  
Los Angeles Conservancy  
523 West 6<sup>th</sup> Street, Suite 826  
Los Angeles, CA 90014

Laura Dominguez  
University of Southern California, Department of History  
3502 Trousdale Parkway, Social Sciences Building, Room 153  
Los Angeles, CA 90089-0034

### **RECOMMENDATION**

**That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources



**[SIGNED ORIGINAL IN FILE]**

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Melissa Jones, City Planning Associate  
Office of Historic Resources

Attachment:                   Historic-Cultural Monument Application

## **SUMMARY**

The International Institute of Los Angeles is a one- and two-story institutional building located on South Boyle Avenue between 4<sup>th</sup> Street and Whittier Boulevard in the Boyle Heights neighborhood of Los Angeles. Built in 1931, the building was designed by architects Walter I. Webber and Sumner Spaulding in the Spanish Colonial Revival architectural style for the Young Women's Christian Association (YWCA) to house the International Institute of Los Angeles (IILA). The IILA, an organization dedicated to providing resources and services to immigrants, has continuously operated at the subject property since its construction.

Irregular in plan, the subject property is of wood-frame construction with painted brick cladding and clay tile rooves. The primary, east-facing elevation consists of a hipped-roof two-story volume with one-story gabled wings at the north and south that form a forecourt. The southern wing features two segmental arches with garage doors. The two-story volume has 16 windows spanning the width of the second floor, and on the first floor, there is a segmental arch passageway leading to a central courtyard. A painted brick wall runs along the property line on Boyle Avenue that has a wrought iron gate in the center, serving as the main pedestrian entrance to the property. The north- and south-facing elevations are mostly utilitarian. At the rear, west-facing elevation, there is a one-story, c-shaped volume with an attached one-story auditorium building that encloses the central courtyard. The north and south courtyard elevations are asymmetrical and feature shed rooves covered with red barrel tile. The auditorium building is irregular in plan, has stucco cladding and a combination of flat and vaulted rooves. Fenestration across the property consists primarily of multi-lite wood casement windows, multi-lite French doors with transoms, sliding glass doors, metal multi-lite windows, and jalousie windows. There is a surface parking lot at the rear of the property.

The IILA was one of more than fifty immigrant-serving agencies to open nationwide under the auspices of the YWCA in the early twentieth century. Social welfare advocate Edith Terry Bremer founded the first International Institute in Greenwich Village in 1910 and subsequently oversaw the formation of branches in industrializing cities across the country. While a common philosophy knitted the International Institutes together, regional issues of race, citizenship, and culture inflected the work of individual branches. Although most Institutes, which initially were established to offer services and assistance to first- and second-generation immigrant women, were located in the Northeast and Midwest, two opened in California: Los Angeles in 1914 and San Francisco in 1918 (not extant). In 1915, the IILA moved its headquarters to Boyle Heights, and in 1935, three years after the opening of its offices at the subject property, it broke away from the YWCA. Over the years, the IILA has assisted tens of thousands of immigrants from countries all over the world. Following World War II, it provided relocation and employment assistance to Japanese-Americans returning from internment camps. In addition, the IILA has worked to combat anti-immigrant sentiment and policies, lobbying against immigration restrictions and mass deportations while organizing events to highlight immigrants' cultures and advance a vision of a multiculturalism.

Architects Walter I. Webber (1864-1943) and Sumner Spaulding (1892-1952) established a partnership in 1921. Together and in collaboration with William Field Staunton, Jr., they designed a number of high-profile residential and institutional projects in Southern California, most notably Harold Lloyd's Greenacres estate (1927, HCM #279) and the Catalina Casino (1928) in Avalon. Webber retired in the early 1930s, dying in 1943; Spaulding continued to practice until his death in 1952, contributing to the design of the Los Angeles Civic Center (1937-1943), the Los Angeles Municipal Airport (1940-1941), and Case Study House #2 (1947) in Pasadena.

Alterations to the property include the relocation of the gymnasium/auditorium in 1931; replacement of the gymnasium/auditorium floor and addition of a porch in 1949; addition of two



dressings rooms, hallway, and an exit staircase in 1957; addition of a fire shaft and restroom in 1974; a minor bathroom remodel in 2000; and the in-fill of some windows and doors, and several window replacements, all at unknown dates.

The subject property was determined eligible for listing in the National Register of Historic Places, and subsequently listed in the California Register of Historical Resources in 2000. In addition, the property was identified as a known historic resource in the SurveyLA Japanese-American, Latino, and Women's Rights historic context statements for its role in assisting immigrant women adjust to life in Los Angeles.

### **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

### **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

### **BACKGROUND**

On February 10, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. In accordance with Los Angeles Administrative Code Section 22.171.10, on March 5, 2020, the time limit to take the proposed designation of the subject property under consideration was extended by mutual consent of the applicant, property owner, and the Cultural Heritage Commission to April 2, 2020.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?	
Architect/Designer:			Contractor:	
Original Use:			Present Use:	
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.


## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### ***Applicant***

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### ***Property Owner***

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### ***Nomination Preparer/Applicant's Representative***

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- |   |   |
|---|---|
| 1. ✓ Nomination Form  | 5. ✓ Copies of Primary/Secondary Documentation  |
| 2. ✓ Written Statements A and B   | 6. ✓ Copies of Building Permits for Major Alterations<br>(include first construction permits) |
| 3. ✓ Bibliography   | 7. ✓ Additional, Contemporary Photos  |
| 4. ✓ Two Primary Photos of Exterior/Main Facade<br>(8x10, the main photo of the proposed monument. Also<br>email a digital copy of the main photo to:<br>planning.ohr@lacity.org) | 8. ✓ Historical Photos  |
|   | 9. ✓ Zimas Parcel Report for all Nominated Parcels<br>(including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

VIVIAN ESCALANTE

27 AUGUST 2019

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012

Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

Nomination Preparer/Applicant's Representatives (continued)

Name: Laura Dominguez

Company: University of Southern California, Department of History

Street Address: 3502 Trousdale Parkway, Social Sciences Building, Room 153

City: Los Angeles

State: CA

Zip: 90089-0034

Email: [ladoming@usc.edu](mailto:ladoming@usc.edu)

Name: Rosalind Sagara\*

Company: Los Angeles Conservancy

Street Address: 523 West Sixth Street, Suite 826

City: Los Angeles

State: CA

Zip: 90014

Phone Number: 213-430-4211

Email: [rsagara@laconservancy.org](mailto:rsagara@laconservancy.org)

\* = primary contact



## **7. WRITTEN STATEMENTS A & B**

### **7A. PROPOSED MONUMENT DESCRIPTION**

#### **Property Description**

The International Institute of Los Angeles is located at 435 South Boyle Avenue in a residential neighborhood of Los Angeles, south of 4<sup>th</sup> Street and north of Whittier Boulevard, between the 101 and 10 freeways. The one and two-story brick building rendered in the Spanish Colonial Revival style was designed by Webber & Spaulding in 1931 for the Young Women's Christian Association (Y.W.C.A). The building is in overall good condition and retains all aspects of integrity.

#### ***Site***

The International Institute is located at 435 South Boyle Avenue in the Boyle Heights neighborhood of Los Angeles. The building faces east, toward Boyle Avenue. A 10-foot brick wall at the property line on Boyle Avenue creates a forecourt. There are three entry points to the property: the main entrance off of Boyle Avenue and two driveways along the northern and southern property lines that lead you to the back of the property.

The main entrance is centrally located along a brick wall on Boyle Avenue. The brick wall features a large dentil pattern bordering the entrance where a black wrought iron double swing gate is located. A small black wrought iron institutional sign hangs above the gate. Located just inside the brick wall is a forecourt which features non-original brick pavement and two non-original brick benches. A small wrought iron gate extending from the brick wall to the north-facing bench and continuing to the building creates a distinct area within the courtyard. Enclosing the forecourt are the one-story north and south wings of the building. The outdoor space is landscaped with lawn, plantings, and trees. A mural featuring a multicultural community has been painted on the interior brick wall facing west along Boyle Avenue.

Continuing beyond the forecourt is an entry hallway to the two-story section of the building. This corridor also leads to the central courtyard. Beyond this courtyard is a one-story auditorium building. To the rear of this building is a surface parking lot.

#### ***Building – Exterior***

The one and two-story brick building is rendered in the Spanish Colonial Revival style. The building has an irregular footprint. The main two-story portion of the building is recessed and faces Boyle Avenue, with two projecting one-story wings facing the street and a large brick

chimney on the south end of the two-story section. At the west (rear) elevation of the two-story portion of the building is the one-story C-shaped section that encloses a main central courtyard. Behind the C-shaped section of the building is an auditorium building which was expanded in 1934 and likely connected to the rest of the complex by the 1950s. The complex is composed of various low-pitched roof forms covered in red barrel tile, including a hipped roof on the main two-story portion and gabled roofs on both of the one-story wings. The roof at the C-shaped section is flat and the auditorium section features both flat and vaulted roof forms.

The primary elevation faces east toward Boyle Avenue. The fenestration pattern of the two-story portion is sixteen bays in length and irregularly arranged. At the southeast end of the two-story portion of the building are two non-original French doors with a single light above, followed by a central arched entryway, and three small casement windows with wood sills to the north of the entryway. At the second-story are fifteen small casement windows with wood sills and one door at the southeast end that connects to a non-original exterior staircase leading to the forecourt. Four of the windows at the second story and two at the first story have been covered in brick; two on the second story and two on the first story have been painted to match the window pattern of the original windows. At the southeast one-story wing are two non-original metal garage doors facing the street. The opening at the one-story northeast wing has been covered in brick and painted white.

The west (rear) elevation of the main two-story portion of the building opens onto the main central courtyard. This elevation features four entrances on the first story, three of which are double doors. Two of these are glass French doors and one is a centrally located arched double door, which serves as the primary entrance. The fourth entrance, which has been covered in brick is north of a small fixed window next to the primary entrance. The second story features a balcony with a non-original decorative wood panel railing painted in red to match the red and white color scheme. The recessed portion of this façade has three wooden French doors with non-original metal security doors that open to the balcony. An additional French door is on the southeast end, facing north. There are three small windows with wood sills arranged to the north and to the south of the balcony; one to the north and two to the south. The window closest to the balcony on the south end is non-original.

The secondary (north and south) elevations of the building are irregularly arranged. Casement windows of varying sizes and at various heights are in groups of anywhere from one to four windows on the first and second stories of each elevation. The south elevation features one entrance that has been covered in brick and three perforated screens on the first story. The north elevation features one entrance at the northwest section of the building. Like the south elevation, there are three perforated screens on the first story.



The one-story C-shaped section of the building encloses a main central courtyard. All of the doors, window surrounds, and wrought-iron window detailing that face the courtyard are painted red. In addition, a thick stripe above each of the windows and entrances, approximately three feet of all of the courtyard façades, and the posts and beams have been painted red.

The primary (west) courtyard elevation features a stone water feature with a tiled garden motif backsplash. To the north of the fountain are two French doors. One large casement window with a brick sill is located to the south of the fountain followed by a large arched entryway. On the upper portion of the facade are three decorative cement block vents placed within the brick wall.

The secondary courtyard elevations (north and south) feature shed roofs covered with red barrel tile. Both facades are irregularly arranged. The north courtyard elevation is seven bays in length, with four single wooden doors and two French doors. One entrance leads to an interior staircase that connects to the two-story section of the building. The south courtyard elevation consists of four bays with three French doors and one single wooden door.

The auditorium section is clad in stucco and has undergone a number of exterior and interior alterations during the period of significance. The north elevation has a slight jog where the C-portion of the building and the auditorium connect. A small fixed window, facing north, is located at the hyphen. Directly adjacent to hyphen is the complex's main electrical source and gas meter, followed by the north wall addition to the auditorium. A door that opens to the north driveway is located at the easternmost section of this elevation. At the westernmost section of the elevation is a small window. At the time of the north wall extension in 1934, a covered walkway at the south elevation was added. The walkway features a shed roof with four wooden posts. Located at the easternmost section of the walkway is a double door. At the southeastern section of the south elevation, facing north, is a double door entrance with a three-light transom. To the west of this entrance are two large 4/2 windows. The lower portion of the windows are louvered. Following the pair of windows is another double door entrance with a three-light transom. The west (rear) elevation features a non-original large sliding glass door that opens to the parking lot. On both sides of this door are a large 4/2 window of the same type and style as seen on the south elevation. Located on the northwestern portion of this elevation is a door with a non-original metal security door.

In 1949, a one-story structure which was previously located at the rear of the property was moved behind the southwestern section of the C-shaped section of the complex for added office space. The C-shaped section of the building is connected to the auditorium section by a hyphen which was likely added in the 1950s, when a number of interior alterations were brought into compliance with life-safety laws. It is likely that this section previously featured a roof, but was open at the north and south elevations.

## ***Building – Interior***

Access to the interior was not granted by the owner, and therefore cannot be described beyond changes indicated by permits.

## **Character-defining features**

### *Site and landscape*

- Brick perimeter wall on Boyle Ave
- Dentil pattern at brick wall opening at Boyle Avenue
- Forecourt with brick floor
- Main central courtyard with brick floor
- Wrought-iron swing gate facing Boyle Avenue
- Wrought-iron institutional sign
- Wrought-iron pendant lights
- North and south driveways
- Main courtyard water feature with decorative tile
- Flooring (brick, wood, cement)

### *Building – Exterior*

- East-west orientation
- Irregular footprint
- Recessed entrance on two-story portion with projecting single-story north and south wings
- Various low-pitched roof forms (hipped, gabled, shed, and flat)
- Red barrel tile
- Brick bench in entry hallway
- Balcony with wood railing
- Wood casement windows
- Wood and brick window sills
- Wood paneled double-doors (glazed and unglazed)
- Wood-framed reception window at main entry hallway
- Perforated screens in exterior brick
- Arched doorways
- Covered walkways at main courtyard

### *Building– Interior*

- Formality and relationship between interior and exterior spaces
- Flooring (brick, wood, cement)



- Main entry hallway at two-story section
- Wood paneled doors (glazed and unglazed)
- Arched doorways
- Wooden staircases
- Staircase railings
- Brick benches
- Fireplaces (2)
- Antique door hardware

### **Alteration history**

1924 Aug 29	Construct roof over platform; railing around platform and short sides of stage; add frame wall to the back of the stage.
1931 Oct 17	Tile work, kitchen and fountains
1931 Nov 2	Relocate gymnasium (auditorium) on site
1934 Oct 1	Lay hardwood floor in gymnasium (auditorium)
1934 Nov 8	Extend north wall of gymnasium (auditorium) and add porch on south side
1949 July 5	Relocate one-story frame building from rear of property to the area behind the southwestern section of the C-shaped section of the complex
1949 Oct 11	Changes to interior: office space (illegible)
1957 July 16	Demolish illegal dressing rooms in gymnasium to comply
1957 July 25	Parapet wall correction: Boyle Ave, north, south, and inner exit courtyard
1957 Aug 6	Re-roof to comply
1957 Sept 10	Changes to interior: addition of two dressing rooms, hallway, exit staircase, and enclosing walls of 1 hr construction for auditorium to comply.
1974-1975	Changes to interior: fire shaft for exhaust hood in kitchen, conversion of storage room to children's restroom

1988 Mar 3	Detail change
2000 Feb 4	Changes to interior: minor bathroom remodel, re-roof portion of building, remodel balcony railing (non-structural only); remove trees; add roof top equipment.

## **7B. STATEMENT OF SIGNIFICANCE**

The subject property at 435 S. Boyle Avenue meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

*It reflects the broad cultural, political, economic, or social history of the nation, state, city, or community.*

Constructed in 1931 for the International Institute of Los Angeles (IILA), the subject property is significant for its associations with Progressive Era reform, women’s social movements, and patterns of immigration in Los Angeles.

The IILA was founded in 1914 under the umbrella of the Young Women’s Christian Association (YWCA) as part of the nationwide International Institute Movement. Spearheaded by social worker Terry Bremer, the International Institutes offered first- and second-generation women an alternative to the assimilationist practices of the settlement house movement of the late nineteenth and early twentieth centuries. The agencies structured their social services around the theory of cultural pluralism, arguing that preserving immigrant heritage strengthened American democracy. The IILA’s all-female staff maintained its liberal views on immigrant education and citizenship amid a period of mounting anti-immigrant rhetoric, policies, and practices during the 1920s and 1930s. Its members included women and girls from Asia, Latin America, and Eastern and Southern Europe, and many of its social workers were second-generation members of the ethnic communities they served. During World War II, the organization lobbied against the incarceration of persons of Japanese ancestry and assisted with resettlement efforts after the war ended.

The subject property is also significant for its associations with the development of the Boyle Heights neighborhood. The IILA moved its headquarters to Boyle Heights in 1915 and purchased 435 South Boyle Avenue in 1924. It commissioned the subject property on the same site in 1931. As a polyglot community center for immigrant women, the property is emblematic of Boyle Heights’ ethno-racial diversity prior to World War II.

The subject property meets the registration requirements outlined for “Women-Serving Institutions and Organizations” in SurveyLA’s *Citywide Historic Context Statement: Women’s*



*Rights in Los Angeles, 1850-1980.* It is identified in and meets registration requirements outlined for “Property Types Associated with Community Organizations, Social Services, and Institutions” in SurveyLA’s *Citywide Historic Context Statement: Japanese Americans in Los Angeles, 1869-1970*. Lastly, it is identified in and meets registration requirements outlined for “Education” in SurveyLA’s *Citywide Historic Context Statement: Latino Los Angeles Historic Context Statement*.

*It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction.*

The property at 435 S. Boyle Avenue is an excellent example of Spanish Colonial Revival architecture in an institutional setting. The building embodies the distinguishing characteristics of the style, including irregular footprint, brick construction, interior courtyard, red barrel tile, wood balcony, and decorative ironwork. The building is also a rare example of the Spanish Colonial Revival style in Boyle Heights. The subject property meets the registration requirements outlined for “Institutional-Education” property types in SurveyLA’s *Los Angeles Citywide Historic Context Statement* under the context of “Architecture and Engineering, 1850-1980,” the theme of “Mediterranean and Indigenous Revival Architecture, 1887-1952,” and the sub-theme of “Spanish Colonial Revival, 1915-1942.”

*It is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.*

The subject property is a notable work of the Southern California architectural firm of Webber & Spaulding. Sumner Spaulding and Walter I. Webber began their partnership in 1921, and they primarily pursued residential projects. The firm achieved acclaim for their design of the “Greenacres” estate for silent film star Harold Lloyd (1927) and the Avalon Casino on Catalina Island (1928), which they completed in partnership with William Field Staunton, Jr. The subject property was one of Webber’s last commissions prior to his retirement in the early 1930s. Spaulding had an illustrious career as a lecturer at the University of Southern California and Scripps College and as president of the Southern California Chapter of the American Institute of Architects (AIA). He also contributed to a number of civic and institutional projects in the postwar period, including the redesign of the Los Angeles Civic Center.

## **Historical Background**

### ***Development of Boyle Heights***

Located directly east of the Los Angeles River, Boyle Heights is among Los Angeles’s oldest residential communities. Beginning in the 1870s, real estate booms across Southern California followed the expansion of the railway system, and development activities transformed the

pastoral area into a residential subdivision in the 1880s. As documented in SurveyLA's *Historic Resources Survey Report* for the Boyle Heights Community Plan Area:

Boyle Heights was home to some of the city's most affluent and prominent households and was promoted as an upper-class enclave in its formative years. Yet even early in its history, the area was never exclusively the domain of the civic elite. Families of more modest means, also attracted to the suburban ideal that was being promoted by area boosters, constructed smaller dwellings near the horse-drawn streetcar line...<sup>1</sup>

Boyle Heights' economic diversity continued to mold its development and character at the turn-of-the-century. By the 1920s, it had grown into a dense streetcar suburb with nearby commercial, institutional, and industrial uses that served as places of employment and supported the day-to-day needs of the local population. Structural forces, however, also played a significant role in shaping who lived and worked in the neighborhood.

Constructing what historian George Sánchez describes as a "geography of difference," city officials created zoning rules in the early 1910s to protect westside residential neighborhoods from industrial development while expanding those uses near the east and south side homes of working-class residents. Deed restrictions further confined non-white immigrants and African Americans to those areas as white residents relocated to protected suburbs.<sup>2</sup> These policy changes coincided with ongoing population growth in Los Angeles, as newcomers made their way to the city from countries around the world and other regions of the U.S. Increasingly, African American, Italian, Japanese, Jewish, Mexican, and Russian Molokan families moved into eastside properties originally developed and occupied by white skilled workers and well-to-do Midwesterners.<sup>3</sup>

Municipal regulations limited non-white mobility to neighborhoods like Boyle Heights, fine-tuning at a local level the racialized barriers newcomers encountered in U.S. immigration law. Groups settling in Boyle Heights faced different, though related policies of exclusion at the nation's borders. The so-called 1908 "Gentleman's Agreement" between the U.S. and Japan, for example, slowed new immigration, but the Japanese population in Los Angeles continued to grow with internal migrations. Eugenics-based rules in the 1910s and 1920s further restricted entry to groups from Asia and Southern and Eastern Europe, but business interests lobbied to exempt Mexicans from quota systems.<sup>4</sup>

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<sup>1</sup> SurveyLA, *Historic Resources Survey Report: Boyle Heights Community Plan Area*, 11.

<sup>2</sup> George J. Sánchez, "What's Good for Boyle Heights Is Good for the Jews," *American Quarterly* 56, no. 3 (2004): 635-36; Mark Wild, *Street Meeting: Multiethnic Neighborhoods in Early Twentieth Century Los Angeles* (Berkeley: University of California Press, 2005), 54.

<sup>3</sup> Wild, *Street Meeting*, 25-30. Note that during the period of significance, ethno-racial categories were fluid and contingent on time and place.

<sup>4</sup> The Chinese Exclusion Act of 1882 was the first law designed to prevent all members of a specific ethnic or national group from immigrating to the U.S. California politicians, labor leaders, and business interests played key



The resulting ethnic heterogeneity was a significant part of Boyle Heights' identity prior to World War II. Its position as a port-of-entry for so many immigrant groups garnered comparisons to Ellis Island over time.<sup>5</sup> As SurveyLA points out, the multiracial diverse composition was often viewed unfavorably from the outside.<sup>6</sup> In 1939, for example, the Home Owners Loan Corporation (HOLC) described Boyle Heights in its risk assessment as "a "melting pot" area...literally honeycombed with diverse and subversive racial elements."<sup>7</sup> Like other working-class neighborhoods nationwide, Boyle Heights experienced a severe housing crisis during the Great Depression, making it a target of slum-clearance programs beginning in the early 1940s.<sup>8</sup>

While no single ethnic group claimed a majority position prior to World War II, Boyle Heights experienced significant demographic shifts in the postwar period. According to SurveyLA:

These shifts can be attributed to a myriad of factors including the internment of California's Japanese American population during World War II as well as the easing of race restrictive covenants in the 1950s, which allowed upwardly-mobile Jewish households to move to more affluent neighborhoods in other parts of the city including the San Fernando Valley and the Westside; this in turn led to the exodus of Boyle Heights's Japanese and Jewish populations. Other ethnic and religious groups with roots in the area had moved away from Boyle Heights by this time as well. However, for the most part the community's Latino population remained, largely due to language barriers, income inequality, fewer job opportunities, and a real estate market that continued to discriminate against certain racial and ethnic minorities.<sup>9</sup>

Beginning in the mid-1940s through the 1960s, physical disruption of the neighborhood accompanied demographic and cultural changes. Despite organized community opposition, the construction of five freeways and the multi-level East Los Angeles Interchange eviscerated

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roles in lobbying for the legislation, and its passage opened the door to new waves of immigration laws and policies aimed at preventing non-white groups from migrating and/or naturalizing. See Natalia Molina, *How Race Is Made in America: Immigration, Citizenship, and the Historical Power of Racial Scripts* (Berkeley: University of California Press, 2013), 68-88.

<sup>5</sup> SurveyLA, 34. See also Leslie Bernstein Rojas, "Boyle Heights, the 'Ellis Island of the West Coast,'" *Southern California Public Radio*, March 30, 2011. <https://www.scpr.org/blogs/multiamerican/2011/03/30/8284/boyle-heights-the-ellis-island-of-the-west-coast/>

<sup>6</sup> SurveyLA, 14.

<sup>7</sup> Home Owners' Loan Corporation, "Area Description: Boyle Heights" (April 19, 1939), *Testbed for the Redlining Archives of California's Exclusionary Spaces*, salt.umd.edu/T-RACES.

<sup>8</sup> SurveyLA, 13.

<sup>9</sup> SurveyLA, 15-16.

portions of Boyle Heights. Among the hardest-hit districts was the area where the International Institute of Los Angeles was located.<sup>10</sup>

### ***International Institute Movement***

The International Institute of Los Angeles (IILA) was one of more than fifty immigrant-serving agencies to open nationwide under the auspices of the Young Women's Christian Association (YWCA) in the early twentieth century. Social welfare advocate Edith Terry Bremer founded the first International Institute in Greenwich Village in 1910 and subsequently oversaw the formation of branches in industrializing cities across the country. Although most were located in the Northeast and Midwest, two outfits opened in California: Los Angeles in 1914 and San Francisco in 1918 (not extant).

According to historian Raymond A. Mohl, the International Institutes embraced philosopher Horace Kallen's theory of "cultural pluralism" in their approach to work with immigrant groups. Whereas other proponents of Americanization advocated total assimilation or the "melting pot ideal," Bremer and her followers believed "that ethnic groups should maintain their identities and preserve their traditions and cultures" in order to contribute to "a healthier democratic society."<sup>11</sup> The International Institutes, Mohl argued, were among the few social service agencies to adopt this inclusive framework during the Progressive Era (1890s-1920s). Bremer's training at the University of Chicago and her experiences working in local settlement houses left her a fierce critic of forced assimilation and American exceptionalism. Reflecting on her work in 1923, she wrote, "there is no richer material for cultural growth than that which can be saved for the foreigner out of his own inheritance."<sup>12</sup>

The YWCA's growing interest in immigration marked a shift in its traditional emphasis on religious and moral uplift among women. The social welfare organization traced its roots to a trans-Atlantic, Protestant revival that began in London and the Northeastern U.S. in the 1850s.<sup>13</sup> Elite women organized nondenominational prayer circles as a means of exerting social and religious power, formalizing their activities with a new association known as the Ladies' Christian Union (LCU). Soon, LCU affiliates in Boston and New York City set their sights on the moral plight of working-class women, particularly those from rural areas. In 1860, reformers

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<sup>10</sup> SurveyLA, 15.

<sup>11</sup> Raymond A. Mohl, "The International Institute Movement and Ethnic Pluralism," *Social Science* 56, no. 1 (1981), 14.

<sup>12</sup> Mohl, 16.

<sup>13</sup> Nancy Marie Robertson, *Christian Sisterhood: Race Relations, and the YWCA, 1906-46* (Urbana: University of Illinois Press, 2007), 12.



opened the first boarding house in New York City for female students, teachers, and factory workers, foreshadowing the rise of the settlement movement.<sup>14</sup>

In 1870, a group of LCU members in New York split from the larger organization to form the YWCA, and others soon followed. The new organization sought greater autonomy from the male leadership of Protestant sects and channeled its evangelism through social service and reform.<sup>15</sup> In particular, the YWCA responded to the “social problem” of working women’s leisure and recreation, offering “wholesome” activities, clubs, and classes in addition to room and board.<sup>16</sup> Like other middle-class reformers of the Gilded Age (1870s-1900), YWCA leaders sought to deter working-class women from entering spaces associated with vice -- such as saloons and dance halls -- by constructing an institutional network of boarding houses, employment agencies, vocational schools, and more. Of the YWCA, historian Kathy Peiss argued: “To safeguard young women in the city, reformers created recreational spaces for working women that were patterned after familiar middle-class models, the home and the women’s club. In essence, they extended women’s sphere into the threatening urban environment.”<sup>17</sup>

Prior to 1900, most YWCA volunteers focused their energies on native-born, white working women, even as new waves of immigration changed the ethnic, religious, and cultural make-up of the American workforce.<sup>18</sup> Nonetheless, as Progressive reform efforts gained popular support in other social arenas -- labor, politics, public health, suffrage, for example -- the YWCA began to reposition itself as an advocate “for women as women rather than as evangelical converts.”<sup>19</sup> Its evolving philosophy made it a natural sponsor for Bremer’s proposal to aid first- and second-generation women and girls with adjustment to life in the United States, such as providing English language courses, recreational and club activities, and casework assistance (including employment, housing, and naturalization). Each International Institute operated independently, although Bremer continued to advise branches on programming, led trainings, and lobbied for more humane immigration legislation. Similarly, the national leadership of the YWCA advocated for less restrictive public policy during the 1910s and 1920s, a period in which nativism, xenophobia, and fears of political radicalism fueled race-based immigration exclusions and quotas.<sup>20</sup>

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<sup>14</sup> VCU Libraries, “Young Women’s Christian Association (YWCA),” *Social Welfare History Project* (undated), <https://socialwelfare.library.vcu.edu/youth/young-womens-christian-association/>.

<sup>15</sup> Robertson, 13.

<sup>16</sup> Kathy Peiss, *Cheap Amusements: Working Women and Leisure in Turn-of-the-Century New York* (Philadelphia: Temple University Press, 1986), 164-65.

<sup>17</sup> Peiss, 166.

<sup>18</sup> Robertson, 14.

<sup>19</sup> Mohl, 15.

<sup>20</sup> Immanuel Ness, *Encyclopedia of American Social Movements* (New York: Routledge, 2015), 365.

Though a common philosophy knitted the International Institutes together, regional issues of race, citizenship, and culture inflected the work of individual branches. Varying patterns of immigration in major U.S. cities meant that individual branches responded to or were shaped by their immediate contexts. In San Francisco, for example, Institute workers resisted vehement anti-Asian racism in the decades following Chinese Exclusion and the Gentlemen's Agreement, but their service-work still occurred within a landscape of bias and disparity for ethnic Asians.<sup>21</sup>

A key characteristic of the International Institute movement was the practice of employing first- and second-generation women as caseworkers, as their knowledge of multiple languages and ethnic traditions made it easier for them to build relationships with newcomers. The Institutes referred to them as “nationality workers,” “nationality secretaries,” or “visitors,” and they played a dual role in helping their community members adapt to American society while encouraging empathy and understanding of immigrant knowledge and folkways among native-born citizens.<sup>22</sup> Most International Institutes hosted annual festivals, which showcased the different cuisines, handicrafts, and performing arts of their members. These events promoted ethnic pride among the different groups that the Institutes served, and they conveyed a message of “diversity rather than conformity [and] cooperation rather than conflict” as the essence of American democracy.<sup>23</sup>

By the early 1920s, Institute leaders began contemplating a split from the YWCA over philosophical and programmatic differences. At the national level, the YWCA tended to favor more assimilationist models than pluralist ones, and its emphasis on serving women prevented the Institutes from developing support structures for men, families, and entire communities. Bremer, in particular, argued that the challenges of the immigration and naturalization systems exceeded the capacity of the YWCA. The first branch to separate was the St. Louis International Institute, which became an independent entity in 1923. Over the next decade, representatives from various branches and the YWCA studied and negotiated possibilities for future organizational models. In 1933, Bremer and a cohort of supporters founded the National Institute of Immigrant Welfare (NIIW) as a new umbrella organization dedicated to pro-immigration reform, fundraising, and program development. Most Institutes, including the branch in Los Angeles, enjoyed friendly working relationships with their local YWCA chapters, and the divisions occurred amicably.<sup>24</sup>

The NIIW expanded the training apparatus that Bremer established under the YWCA, including annual conferences and technical support. Institute ambassadors stationed themselves at ports-of-entry at Ellis Island in New York City and Angel Island in San Francisco, establishing initial

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<sup>21</sup> Andrew Urban, “Rooted in the Americanization Zeal: The San Francisco International Institute, Race, and Settlement Work, 1918-1939,” *Chinese America: History and Perspectives* (2007), 95-101.

<sup>22</sup> Mohl, 18.

<sup>23</sup> Mohl, 19.

<sup>24</sup> Ibid.



contact with new arrivals and putting them in touch with caseworkers. Bremer claimed that the Institutes were one of the only organizations to defend immigrant rights during the Great Depression, when high rates of poverty and unemployment contributed to mounting xenophobia. The NIIW and its affiliates, for example, protested government-sponsored “repatriation” of Mexicans and Mexican Americans between 1929 and 1936, a period in which the United States deported hundreds of thousands of immigrants and birthright citizens. Despite the hardships of these years, the Institutes continued to host cultural activities and social events in their local communities.<sup>25</sup>

The NIIW changed its name once more in the early 1940s to the American Federation of International Institutes (AFII). During World War II, the umbrella organization lobbied for fair treatment of so-called “resident aliens,” and local branches developed programs to assuage tensions among their members. After 1945, the AFII played an important role in resettlement efforts of Japanese and Japanese Americans who were returning from World War II incarceration, along with resettlement of groups displaced from Europe. Local International Institutes continued to support refugee populations in the postwar period, including Hungarians (1950s), Cubans (1960s), and Vietnamese communities (1970s).<sup>26</sup>

### ***International Institute of Los Angeles***

Along with Progressives nationwide, Anglo-American reformers in Los Angeles sought new solutions to the chaos of industrialization, population booms, and social unrest at the dawn of the twentieth century. Women’s clubs and organizations had been part of the city’s social landscape since the 1860s, and their influence over race relations, class organization, and gender politics swelled in later decades. Elite women – “white, native-born, affluent, and usually Protestant” – formed exclusive groups in neighborhoods near downtown to promote social and political improvement.<sup>27</sup>

As was common practice, leaders of prominent organizations like the Friday Morning Club and the Ebell of Los Angeles rented or reused spaces in existing structures before commissioning architect-designed buildings.<sup>28</sup> The YWCA, which established its local branch in 1893 at the

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<sup>25</sup> Ibid.

<sup>26</sup> Ibid., 20.

<sup>27</sup> Eileen V. Wallis, “‘Keeping Alive the Old Tradition’: Spanish-Mexican Club Women in Southern California, 1880-1940,” *Southern California Quarterly* 91, no. 2 (2009): 136.

<sup>28</sup> Marta Gutman argues that reformers constructed networks of social improvement through strategic reuse and appropriation of existing spaces, such as neighborhood saloons and private homes. See Gutman, *A City for Children: Women, Architecture, and the Charitable Landscapes of Oakland, 1850-1950* (Chicago: The University of Chicago Press, 2014).

Crocker Block (212 S. Broadway; not extant), developed a similar tradition of repurposing extant architecture for its programming in centralized neighborhoods.<sup>29</sup>

#### Organizational Development, 1914-1924

In 1913, the YWCA announced the hiring of Stanford University graduate Sue D. Barnwell as its Secretary of Immigration.<sup>30</sup> Barnwell spearheaded the new Los Angeles chapter of the International Institute in 1914, just four years after the first office opened in Greenwich Village, and it joined a modest collection of settlement houses encircling the downtown area.<sup>31</sup> Its first office was located at 115 ½ Commercial Street, and it moved across the river to 152 S. Utah Street the same year. As the IILA approached its second anniversary, the YWCA reported that its new division – a “home for our friends from across the seas” – had emerged as a beacon of opportunity, American values, and the bounties of citizenship.<sup>32</sup>

In addition to fieldwork, the organization hosted English language courses from its central office, which relocated in 1915 to a riverside property in Boyle Heights to be closer to its constituents. The *Los Angeles Times* described the 1876 Italianate residence at 1315 Pleasant Avenue (HCM #98), originally constructed for businessman William Hayes Perry, as a former “show place” turned haven among “colonies of many nationalities.”<sup>33</sup> The move placed the Institute on the same block as the Brownson Settlement House, which had commissioned architect Francis B. Byrne to design a Prairie-style complex in 1913 (not extant).<sup>34</sup>

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<sup>29</sup> “Y.W.C.A.: What the Association is Doing - The Meeting Tomorrow,” *Los Angeles Times*, September 30, 1893. The YWCA also commissioned several properties in the 1910s, including the Arthur Benton-designed Mary Andrews Clark Memorial home at 336 Loma Drive (1913; HCM #158) and the Julia Morgan-designed Hollywood Studio at 1215 Lodi Place (1916; HCM #175). The organization established the Twelfth Street Center for African American women in 1921 (1108 East 12th Street; not extant); purchased the Magnolia Residence in Boyle Heights (2616 E. 3<sup>rd</sup> Street) as a dormitory for Japanese women in 1922; and maintained the Eliza Cottage as a retreat in Hermosa Beach (3323 Hermosa Avenue; not extant). In 1926, the YWCA completed construction on the Figueroa Hotel (939 S. Figueroa Street), which it designed as lodging for traveling women. See also SurveyLA, *Los Angeles Citywide Historic Context Statement: Women’s Rights in Los Angeles, 1850-1980*, 42.

<sup>30</sup> “Young Women’s Christian Association, Annual Announcement, 1913-1914,” Box 1, Folder 14, YWCA of Los Angeles Collection, Young Women’s Christian Association (YWCA) of Los Angeles Collection (1894-1986), Special Collections and Archives, Oviatt Library, California State University, Northridge (“YWCA of Los Angeles Collection” hereafter).

<sup>31</sup> Robert Archey Woods and Albert Joseph Kennedy, *Handbook of Settlements* (Charities Publication Committee, 1911), 9–13. The publication listed just six agencies in Los Angeles: Bethlehem Institute, Brownson House, College Settlement, Los Angeles Municipal Settlements, Neighborhood House, and Stinson Memorial Industrial School.

<sup>32</sup> “Young Women’s Christian Association, Annual Report, 1915-16,” Box 1, Folder 16, YWCA of Los Angeles Collection.

<sup>33</sup> “New Home for Melting Pot: Work for Foreign Women of the City Centralized,” *Los Angeles Times*, December 20, 1915. Designed by Kysor & Matthews, the Perry Residence was designated HCM #98 in 1972 and relocated to Heritage Square Museum in Montecito Heights in 1975. See also SurveyLA, *Boyle Heights Community Plan Area*, 9.

<sup>34</sup> “Noble Philanthropy Now Taking Shape,” *Los Angeles Times*, May 18, 1913.



Like their counterparts in other cities, IILA social workers aimed to preserve clients' so-called "Old World" sensibilities while concurrently preparing them for citizenship. One of the Institute's earliest employment programs aided women in selling traditional handicrafts.<sup>35</sup> Believing that most newcomers were ill-equipped to adjust to life in the U.S. organically, Institute reformers claimed a moral responsibility to intervene when they suspected a client might compromise her honor, safety, and wellbeing. The greatest chance for success, they argued, lay in a client's ongoing connection to her cultural heritage. Elevating immigrant folkways not only granted comfort and dignity to IILA community members, but it also encouraged empathy and education among native-born residents. "The immigrant is here," Barnwell reminded YWCA members in 1915, "and the question is not, do we want to keep them, but how will we care for them?"<sup>36</sup>

The Institute's work, however, was not free from prejudice. The attitudes of staff toward foreign-born women and girls mirrored the maternalist values that scholars have observed in studies of indigenous removal policies, Protestant missionary work, and female delinquency.<sup>37</sup> Largely unmarried women, Institute reformers performed tasks associated with motherhood – such as tending to sick families and advising on housekeeping – in addition to helping clients navigate the immigration system. They also closely studied the behaviors and customs of their clients, relating how women from different ethnic groups adapted to life in Los Angeles and forming subtle hierarchies among them.<sup>38</sup>

Nonetheless, the IILA maintained its liberal stance on cultural diversity after World War I, despite national declines in social reform and immigrant aid programs.<sup>39</sup> Furthermore, the organization developed ties to the University of Southern California (USC), which had appointed Chicago-trained sociologist Dr. Emory S. Bogardus to its faculty in 1911. His hiring elevated Los Angeles as a laboratory for social science research and provided an "intellectual justification for Americanization" during the interwar period.<sup>40</sup> Bogardus founded the Department of

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<sup>35</sup> "International Institute for Immigrant Girls, Pamphlet, c. 1918," Box 1, Home Front Collection.

<sup>36</sup> "Ayuda Club has Election: Members Hear Excellent Talk by Miss Barnwell on Immigration," *Riverside Daily Press*, October 27, 1915.

<sup>37</sup> See Margaret D. Jacobs, *White Mother to a Dark Race: Settler Colonialism, Maternalism, and the Removal of Indigenous Children in the American West and Australia, 1880-1940* (Lincoln: University of Nebraska Press, 2009); Mary E. Odem, *Delinquent Daughters: Protecting and Policing Adolescent Female Sexuality in the United States, 1885-1920* (Chapel Hill: University of North Carolina Press, 1995); Peggy Pascoe, *Relations of Rescue: The Search for Female Moral Authority in the American West, 1874-1939* (New York: Oxford University Press, 1990).

<sup>38</sup> State Commission of Immigration and Housing of California, "Report on An Experiment Made in Los Angeles in the Summer of 1917 for the Americanization of Foreign-born Women," 5-6, Box 1, Home Front Collection.

<sup>39</sup> Wild, *Street Meeting*, 74.

<sup>40</sup> Sánchez, *Becoming Mexican American: Ethnicity, Culture, and Identity in Chicano Los Angeles, 1900-1945* (New York: Oxford University Press, 1995), 97.

Sociology in 1915 and the School of Social Work in 1921, the first college-level sociology programs in the western U.S.<sup>41</sup>

Bogardus was active in community work in Los Angeles as an advisor to the IILA, and his wife, Edith, was a member of its board beginning in the 1920s.<sup>42</sup> Bogardus advocated the formation of an “international consciousness” following World War I, a “higher type of patriotism” or “loyalty to the world group” among all nationalities.<sup>43</sup> He praised the Institute for supporting women “representing an infinite variety in race, type, character, temperament, and gifts” without succumbing to chauvinistic expressions of patriotism.<sup>44</sup> “The best kind of work with immigrants,” he wrote in 1928, “is that which sets them constructive examples in citizenship under pleasant circumstances... which draws them out spontaneously in contributing the best of their culture and personalities to their adopted land, and which enables them to participate constructively in the local community life and development.”<sup>45</sup>

Bogardus and his protégées also tasked themselves with “awakening” Anglo Americans “to the social realities and dangers represented by poorer, ethnic newcomers to the region,” particularly Mexicans and Mexican Americans.<sup>46</sup> He was a member of the American Eugenics Society, which accented his belief that not all groups could “improve” themselves through Americanization.<sup>47</sup> Nonetheless, future IILA social worker Gretchen Tuthill, a Bogardus trainee, argued in her master’s thesis that the advancement of a “world community loyalty” might be “the ultimate solution of all race problems” in Los Angeles.<sup>48</sup>

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<sup>41</sup> “Beginnings of Sociology in the West,” Box C11.2, Folder 9, Emory Bogardus papers, Collection no. 0264, University Archives, Special Collections, USC Libraries, University of Southern California.

<sup>42</sup> Bogardus also worked with the All Nations Foundation of Los Angeles, a settlement agency founded in 1918. See Colin Wark and John F. Galliher, “Emory Bogardus and the Origins of the Social Distance Scale,” *The American Sociologist* 38, no. 4 (2007): 389.

<sup>43</sup> Emory S. Bogardus, *Essentials of Americanization* (Los Angeles: University of Southern California Press, 1920), 9, <http://archive.org/details/essentialsofamer00bogarich>.

<sup>44</sup> *Ibid.*, 253–54.

<sup>45</sup> Emory S. Bogardus, *Immigration and Race Attitudes* (Boston: D.C. Heath and Company, 1928), 262.

<sup>46</sup> Sánchez, *Becoming Mexican American*, 97.

<sup>47</sup> Alexandra Stern, *Eugenic Nation: Faults and Frontiers of Better Breeding in Modern America* (Berkeley: University of California Press, 2005), 152. Though the IILA never embraced eugenics directly, it belonged to a Progressive landscape rife with institutions that did. See also Miroslava Chávez-García, *States of Delinquency: Race and Science in the Making of California’s Juvenile Justice System* (Berkeley: University of California Press, 2012); Thomas C. Leonard, *Illiberal Reformers: Race, Eugenics, and American Economics in the Progressive Era* (Princeton: Princeton University Press, 2016); Natalia Molina, *Fit to Be Citizens? Public Health and Race in Los Angeles, 1879-1939* (Berkeley: University of California Press, 2006).

<sup>48</sup> Gretchen Long Tuthill, “A Study of the Japanese in the City of Los Angeles” (MA thesis, University of Southern California, 1924), 90. The IILA hired Tuthill as its casework supervisor following her graduation in 1924. Between 1920 and 1940, Bogardus’s students cross-referenced the IILA in theses investigating Armenian, Japanese, Greek, and Russian immigrant communities in Los Angeles, as well as studies of Americanization and female delinquency.



The IILA expanded its educational footprint during the 1920s. Under the leadership of Barnwell and her successors, Institute reformers traveled to schools, conferences, and other philanthropic associations across the state to promote their philosophy and methods of immigrant education. Social worker Elsie D. Newton became the new executive secretary in 1919, and her three-decade tenure marked a period of increased visibility, financial stability, and organizational maturity.

#### Organizational Development, 1924-1941

At the YWCA's annual meeting in January 1925, General Secretary Charlotte Davis announced that the organization would embark upon a new chapter of urban growth. Though the YWCA had amassed a modest set of properties in its first three decades, Davis's vision revealed new ambition for the organization's physical presence in Los Angeles. To fashion the hearts and minds of modern women, the YWCA and its affiliates first had to construct a landscape that represented their values to the city at large. Their civic image balanced a respect for tradition with the optimism of an expansionist future. In her address, Davis emphasized the organization's responsibility to infuse its material footprint with its most cherished values, including friendship, service, and moral domesticity.<sup>49</sup>

The YWCA's efforts to secure the Boyle Avenue property and build the new Institute headquarters marked a significant milestone in the agency's development. With support from a board member, the YWCA purchased the one-acre site in a section of Boyle Heights known as Hollenbeck Heights in January 1924.<sup>50</sup> The board approved the relocation of a small craftsman house to the hillside property the following month, and some additional occupancy improvements put the buildings in near-continual use for meetings and social events by the end of the year.<sup>51</sup> Though the transaction occurred "almost entirely on faith," the stability of a permanent home allowed the IILA to flourish, even as the YWCA faced bursting demands and increased financial hardships with the onset of the Depression.<sup>52</sup>

Fundraising for the mortgage and building costs remained a constant source of pressure. In its solicitations, the Institute championed the generosity of its members and their personal investments in the community's future, including one young woman from Mexico who reportedly told staff: "You know I am not earning very much, but I am going to give a dollar a month until that property is paid for."<sup>53</sup>

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<sup>49</sup> Charlotte Davis, "Annual Report for Year 1924," 1, Box 1, Folder 17, YWCA of Los Angeles Collection.

<sup>50</sup> "Board of Directors Meeting Minutes, January 24, 1924," Box 4, Folder 21, YWCA of Los Angeles Collection.

<sup>51</sup> "Board of Directors Meeting Minutes, December 11, 1924," Box 4, Folder 22, YWCA of Los Angeles Collection.

<sup>52</sup> Frederickson, "Good Citizens Made of Aliens." See also "Report from Edith N. Stanton, General Secretary, Los Angeles, June 15, 1930 to June 1, 1935," Box 3, Folder 2, YWCA of Los Angeles Collection.

<sup>53</sup> "International Institute of the Young Women's Christian Association, 1924," Box 10, Folder 27, YWCA of Los Angeles Collection.

Mexican women were the third largest group represented at the Institute at this time (16% of total membership), following Japanese women (34%) and Russian women (22%) and slightly ahead of Armenian women (15%).<sup>54</sup> Many of the Institute's Japanese clients were so-called "picture brides," women who immigrated to the U.S. for arranged marriages to single, male Japanese laborers.<sup>55</sup> This practice enabled first-generation Japanese residents to begin families and set down roots despite the restrictions of the Gentlemen's Agreement. Revolutions, economic conditions, and ethnic discrimination fueled ongoing migrations from Mexico and Russia alike during these early decades. Similarly, immigration of Armenians from Turkey to the U.S. accelerated after World War I in the wake of the Armenian Genocide of 1915 and ongoing mass deportations, although the Immigration Act of 1924 curtailed those numbers.<sup>56</sup>

Despite the fiscal challenges and tight quarters, the Institute continued to set new service records. At its annual meeting in January 1930, the YWCA reported that the multilingual staff – including nationality secretaries from Armenia, Japan, Mexico, Russia, and Yugoslavia – and a corps of more than a hundred volunteers had conducted more than 11,000 calls and interviews with clients representing twenty-eight nationalities during the previous calendar year.<sup>57</sup> Nearly 500 women had enrolled in classes, and approximately 450 belonged to clubs. Overall, the agency had reached more than 29,000 people. Hailing a successful year, the YWCA declared that the Institute was fulfilling its promise of "promoting a better understanding between native and foreign-born people," introducing newcomers to American institutions, and encouraging fellowship "in the spirit of justice and goodwill among peoples."<sup>58</sup>

At a fundraising dinner in February 1931, the leadership announced plans to construct a new administration building with support from several benefactors.<sup>59</sup> Mrs. George H. Clark, longtime chair of the YWCA's International Institute committee, oversaw the expansion, which the organization entrusted to architects Sumner Spaulding and Walter I. Webber.<sup>60</sup> Spaulding's wife,

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<sup>54</sup> Ibid.

<sup>55</sup> SurveyLA, *Los Angeles Citywide Historic Context Statement: Japanese Americans in Los Angeles, 1869-1970*, 21.

<sup>56</sup> Anny Bakalian, *Armenian-Americans: From Being to Feeling Armenian* (New Brunswick, NJ: Transaction Publishers, 1993), 10.

<sup>57</sup> "Annual Report of the Young Women's Christian Association, January 31, 1930," Box 1, Folder 18, YWCA of Los Angeles Collection.

<sup>58</sup> "Annual Report of the Young Women's Christian Association, January 31, 1930," Box 1, Folder 18, YWCA of Los Angeles Collection.

<sup>59</sup> "Building Fund Gifts Announced: International Institute Campaign Aid Disclosed at Dinner," *Los Angeles Times*, February 10, 1931. See also "Construction News: Club Building," *Southwest Builder and Contractor*, February 13, 1931.

<sup>60</sup> IILA documents refer to Mrs. Clark by her husband's name, but her full name is listed as "Elysabeth Louise Clark" in *California and the Californians*. The edited volume describes the Wisconsin-born mother, educator, and reformer as one of the most effective promoters of "civic betterment" in early twentieth-century Los Angeles. Her influence over the IILA during this period was second only to Newton's. She was a member of over a dozen



Pauline M. Spaulding, was a member of the YWCA Board of Directors and its International Institute Committee.<sup>61</sup>

At a cost of nearly \$55,000, the Institute's Spanish Colonial Revival building was a tribute to the organization's vow to fashion worthy citizens and model inter-group cooperation.<sup>62</sup> The IILA held an interfaith dedication ceremony in January 1932, which included performances by Institute members. Elsie Newton led attendees in reciting a building dedication: "This house, the gift of devoted and generous friends, designed with a deep understanding of our needs, reared by skilled and willing hands, bringing its message of beauty, let us dedicate to the foreign-speaking people of Los Angeles."<sup>63</sup> She foretold a future in which the mothers and daughters of the IILA would "rear" a model American society based on tolerance, patriotism, and friendship, regardless of national origin. Here, group empathy would "grow from common work for the common good."

The new building enabled the Institute to expand many of its signature services and programs, including the annual International Day festival. What began as a modest one-day exhibit in 1923 and grew to a two-day bazaar by the end of the decade, offering Institute members an opportunity to showcase their traditional handicrafts, performing arts, costumes, and cuisines.<sup>64</sup> "We have the world within our gates," proclaimed an Institute member in an article publicizing the 1935 festival.<sup>65</sup> Advertisements in local newspapers followed a similar script each year, featuring posed images of archetypical women displaying elements of their native cultures.

With time, community members' outfits and presentations became more elaborate, part of a growing spectacle of ethno-tourism in Los Angeles. In her study of Japanese Americans in Los Angeles, historian Valerie J. Matsumoto writes of International Day: "On the one hand, such performances can be viewed as an affirmation of immigrant ethnic culture. On the other hand,

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organizations and commissions, including the Community Welfare Federation, the Daughters of the American Revolution, the Los Angeles Board of Education, and the Southern California Society for Mental Hygiene. See Rockwell Dennis Hunt, ed., *California and Californians*, vol. 4 (Chicago: The Lewis Publishing Company, 1926), 187–89.

<sup>61</sup> "Board of Directors Meeting Minutes, June 25, 1931," Box 5, Folder 3, YWCA of Los Angeles Collection.

<sup>62</sup> "Report from Edith N. Stanton, 1930-1935," Box 3, Folder 2, YWCA of Los Angeles Collection.

<sup>63</sup> "Dedication Service, January 17, 1932," Box 10, Folder 27, YWCA of Los Angeles Collection.

<sup>64</sup> This type of folk culture pageantry was a popular strategy among International Institutes nationwide to model alternatives to the material excesses of industrial cities and to invite native-born and second-generation Americans to experience global cultures in their "original" forms. See Celeste DeRoche, "How Wide the Circle of We: Cultural Pluralism and American Identity, 1910-1954," PhD diss. (University of Maine, 2000), 76–84.

<sup>65</sup> "Romance from Far Places: Miniature World Tour for International Day," October 9, 1935, *Los Angeles Down Town Shopping News*, International Institute of Los Angeles.

they also illustrate how the second-generation Japanese Americans were often “typecast” as exotic and foreign, rather than recognized as homegrown Americans.”<sup>66</sup>

The years following the construction of the IILA headquarters reflected a new coming-of-age for the organization, prompting deep consideration of its mission, methods, and relationship to the YWCA. After the St. Louis branch declared its independence in 1923, Newton and Clark joined the twelve-member “Commission of Inquiry on the Place and Future of the International Institutes,” which was charged with studying the viability of forming a separate national organization.<sup>67</sup> Like many of its counterparts, the IILA proceeded with its separation slowly, having enjoyed a mutually beneficial arrangement with the YWCA since its founding. In 1935, a joint committee representing both entities released a plan for amicably severing ties, recognizing that the Institute “could be better understood and render a more effective piece of foreign community service if it were an independent agency.”<sup>68</sup>

Though the plan’s authors offered a number of justifications for the split, the decision rested on three primary conditions: first, that the needs of immigrants in Los Angeles far outpaced the IILA’s capacity as a subsidiary of a larger organization; second, that the YWCA’s espousal of Social Gospel reform hindered outreach to non-Protestant immigrants; and third, that the IILA increasingly sought to build its membership among men and boys.<sup>69</sup> The authors also noted the growing geographic dispersal of the IILA’s clients beyond Boyle Heights. While they emphasized the continued threats of health, exploitation, and delinquency among new arrivals, they renewed their commitment to the education and assimilation of native-born children of immigrants. Describing the IILA as a “hospitality center,” they listed among their goals a desire to “make the second generation understand and appreciate the cultural background of their parents” and to “provide an opportunity for girls to meet and associate with boys of the same nationality in natural, wholesome social relationships.”<sup>70</sup>

During this transitional period, the IILA’s record of services remained strong, and the *Times* reported that the agency assisted nearly 27,000 people from sixty-two countries in 1936. At the same time, its experiment in multiracial community-making faced mounting pressures to assimilate newcomers while facing a tumultuous world stage. By the late 1930s, local observers pointed to the IILA as evidence of Los Angeles’s maturity as a cosmopolitan city and a haven of democracy. For example, Timothy G. Turner, columnist and author of *Turn off the Sunshine: Tales of Los Angeles on the Wrong Side of the Tracks*, praised the organization when he

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<sup>66</sup> Valerie J. Matsumoto, *City Girls: The Nisei Social World in Los Angeles, 1920-1950* (New York: Oxford University Press, 2014).

<sup>67</sup> DeRoche, “How Wide the Circle of We,” 156–58.

<sup>68</sup> “Report and Recommendations from the Joint Committee of the Y.W.C.A. and the International Institute of Los Angeles, 1935,” 2, Box 10, Folder 32, YWCA of Los Angeles Collection.

<sup>69</sup> “Report and Recommendations,” 4-5, Box 10, Folder 32, YWCA of Los Angeles Collection.

<sup>70</sup> “Report and Recommendations,” Exhibit H, Box 10, Folder 32, YWCA of Los Angeles Collection.



suggested (in highly romanticized terms) that no other metropolis could claim “less bad feeling on the part of the foreigner to the native or prejudice by the native toward the foreigner.”<sup>71</sup> For an outlet like the *Times*, then-known for its nativist and anti-labor views, the Institute’s ongoing efforts to model worthy citizenship helped fortify the city’s strengths amid escalating economic and political uncertainty.

On the eve of the 1940 International Festival, the *Times* ran several announcements inviting the public to celebrate “the virile democracy of America” with representatives of more than forty nations.<sup>72</sup> “While the rest of the world is warring, and many nations are losing their identity,” the paper stressed, the International Institute offered local promises of peaceful exchange and global cooperation.<sup>73</sup> The event paraded a cornucopia of foods, performances, and handicrafts as it had in years past, but an overt spirit of patriotism displaced the scaffolding of sisterhood that had once buttressed the festivities. “All hands were extended in the Flag salute as the participants pledged their allegiance” to the American flag, the *Times* assured its readers.<sup>74</sup>

#### Organizational development, 1941-1945

The U.S. officially entered World War II after the Empire of Japan launched a surprise attack on Pearl Harbor on December 7, 1941. This event set “in motion a wave of anti-Japanese sentiment in America that would ultimately disrespect, incarcerate, and economically devastate Japanese American families and communities.”<sup>75</sup> On February 18, 1942, President Franklin D. Roosevelt issued Executive Order 9066, which authorized the exclusion of persons of Japanese ancestry from prescribed military areas on the West Coast. One month later, the executive branch created the War Relocation Authority (WRA), a civilian agency to implement E.O. 9066 and to oversee the new concentration camps.

The International Institute, along with several other local organizations, protested the incarceration mandate. As described in SurveyLA, IILA leaders “met with officials to persuade them to stop the forced removal of persons of Japanese ancestry; their efforts were unsuccessful.”<sup>76</sup> Surviving records do not reveal how many of the IILA’s Japanese clients or staff were incarcerated during the war, but they were likely among the 37,000 people exiled to camps from Los Angeles County.

#### Organizational development, 1945-1952

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<sup>71</sup> Timothy G. Turner, “Los Angeles Area Forms New Cosmopolitan Center,” *Los Angeles Times*, August 1, 1937.

<sup>72</sup> “Colorful Program Planned for Festival of All Nations,” *Los Angeles Times*, October 7, 1940.

<sup>73</sup> “Institute Planning International Day,” *Los Angeles Times*, October 5, 1940.

<sup>74</sup> “American Flag Dominates Fete,” *Los Angeles Times*, October 12, 1940.

<sup>75</sup> SurveyLA, Los Angeles Citywide Historic Context Statement: Japanese Americans in Los Angeles, 1869-1970, 50.

<sup>76</sup> *Ibid.*, 53.

Like other International Institutes, the IILA contributed to Japanese American resettlement efforts after the war. Though the federal government provided temporary housing to returning residents in the Los Angeles area, the substandard trailers and barracks offered little improvement to life in the camps themselves.<sup>77</sup> In 1946, *Rafu Shimpo* reported that Mrs. Sumner Spaulding was leading plans to create a “Referral Committee” at the Institute to “assist those Japanese who are in need of information in regards to jobs, medical attention, legal counseling, and welfare or housing.”<sup>78</sup> Local advocates envisioned the committee as a local successor to the WRA, acting as a “clearing house of information” after the agency’s dissolution. The Institute hired Alice Grube, a former Poston War Relocation Center social worker, to head the committee, along with two Nisei social workers, Mrs. Chiyo Furukawa and Mrs. Tsuya Hori.<sup>79</sup> In August 1946, the Community Welfare Federation established a \$6,000 emergency fund for the Institute to assist with emergency housing; a committee of former internees and local officials oversaw the fund.<sup>80</sup>

Though providing basic services remained the Institute’s top priority during the resettlement period, the Institute continued to support cultural activities after the war. In particular, the organization opened its doors to Nisei clubs and social gatherings, believing that joint activities would help create “better citizens for tomorrow.”<sup>81</sup> Group work -- such as clubs, classes, dances, and sports -- complemented the Institute’s casework program, which focused on family issues, naturalization, employment, and housing. The IILA continued to host Japanese American clubs at its Boyle Avenue headquarters into the 1960s and 1970s.<sup>82</sup>

The postwar period also witnessed a change in leadership. After thirty-three years as Executive Secretary, Elsie Newton retired from her post in 1952. Esther Bartlett -- longtime IILA Assistant Executive and daughter of Progressive reformer Reverend Dana W. Bartlett -- succeeded her. Newton remained an active volunteer and member of the Institute’s Board of Directors until her death in 1965. Reflecting on the Institute’s growth under her leadership, the *Times* wrote: “Think of the myriad trials and errors any person would have when starting life in a foreign country, then picture the International Institute as the answer to all of them.”<sup>83</sup> In his posthumous tribute

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<sup>77</sup> Jean-Paul deGuzman, “Japanese American Resettlement in Postwar America: The Los Angeles Experience,” in *The Oxford Encyclopedia of Urban American History*, ed. Timothy J. Gilfoyle, vol. 1 (New York: Oxford University Press, 2019), 762.

<sup>78</sup> “Referral Committee is Proposed to Aid Returnees,” *Rafu Shimpo*, April 19, 1946. Courtesy Kristen Hayashi.

<sup>79</sup> “Referral Staff Set to Assist Returnees,” *Rafu Shimpo*, June 29, 1946. Courtesy Kristen Hayashi.

<sup>80</sup> “22 Thousand Evacuees Back in L.A. County: 1000 Still Living in Hostels, 900 at Winona Camp,” *Pacific Citizen*, August 10, 1946.

<sup>81</sup> “Cite Services of International Institute,” *Rafu Shimpo*, October 11, 1946. Courtesy Kristen Hayashi.

<sup>82</sup> SurveyLA, *Japanese Americans in Los Angeles*, 72

<sup>83</sup> Norma H. Goodhue, “Elsie D. Newton Takes Leave of International Institute Post,” *Los Angeles Times*, November 2, 1952.



to the social worker, Dr. Emory S. Bogardus described her as “ever quick to sense the needs of newcomers from other lands.”<sup>84</sup>

In addition to her support of Institute clients, Newton fostered a sense of community among the organization’s all-female staff. For example, census records from 1930 and 1940 show that Newton lived with her sister at 2461 Kenilworth Avenue in Silver Lake, where she rented rooms to Institute social workers.<sup>85</sup> The end of her tenure coincided with postwar demographic changes in Boyle Heights, marking a shift in the organization’s founding Progressive ideas about cultural pluralism and the neighborhood’s role as a multiracial point of entry.

### ***Spanish Colonial Revival Architecture***

The International Institute of Los Angeles represents a rare, intact example of Spanish Colonial Revival architecture in Boyle Heights. According to SurveyLA, development in Boyle Heights pre-dated the popularization of period revival styles in Los Angeles, though several extant Mediterranean-inspired residential and religious buildings have been identified in the area.<sup>86</sup>

Spanish Colonial Revival replaced Mission Revival as a favored regional style after the 1915 Panama California Exposition in San Diego. Trade publications promoted designs indigenous to Mexico and the Mediterranean to local architects and builders, stressing “the appropriateness of Mediterranean form for a climate such as Southern California.”<sup>87</sup> By 1920 -- a decade before the construction of 435 S. Boyle Avenue -- the architectural style had become a ubiquitous part of what writer Carey McWilliams would later term California’s Spanish “fantasy heritage.”<sup>88</sup> Middle- and upper-class white women, in particular, played a significant role in developing this regional culture and memory. According to historian Phoebe (Kropp) Young:

Across the United States, women took on public roles in memory production: preserving historic structures, artifacts, and sentiments became a proper avocation for active society women of the late nineteenth century and Progressive Era, and these activities helped create favorable constituencies for suffrage...This activity was not, however, a tide that lifted all women regardless of race or class. In Southern California, as elsewhere, largely

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<sup>84</sup> Emory S. Bogardus, “A Tribute to Elsie Delight Newton,” International Institute of Los Angeles.

<sup>85</sup> The 1930 census reveals that Esther Bartlett and Tsuya Tsukao Hori (Japanese Secretary) lived with Newton in Silver Lake. Bartlett also appeared in the Newton household in the 1940 census.

<sup>86</sup> SurveyLA, *Boyle Heights Community Plan Area*, 44.

<sup>87</sup> SurveyLA, Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering, 1850-1980; Theme: Mediterranean and Indigenous Revival Architecture, 1893-1948, 15.

<sup>88</sup> Carey McWilliams, *North from Mexico: The Spanish-Speaking People of the United States* (New York: Greenwood Press, 1968), 37.

elite Anglo women were able to take advantage of the region's Spanish past as a method of increasing their stature.<sup>89</sup>

Between the 1910s and 1940s, the Spanish Colonial Revival appeared in residential, commercial, industrial, and institutional settings in Los Angeles. Its structural flexibility -- with buildings composed of assembled masses -- lent it to a variety of uses.<sup>90</sup> Like other institutional examples of the style, 435 S. Boyle Avenue featured wood-frame construction, horizontal massing, brick masonry, and tilework, and its masses were organized around an entry patio and a central courtyard.

The IILA's courtyard played a significant role in the organization's cultural activities and social gatherings, including its annual International Day festival. To proponents of the Spanish past, the enclosed space embodied the spirit of "romance, history, and tradition" in California's built environment.<sup>91</sup> The IILA also rented this space to outside associations, including the American Institute of Architects (AIA). In 1934, the AIA hosted a gala in the courtyard, which featured an exhibition on Mexican architects as well as Mexican cuisine and entertainment. The *Los Angeles Times* reported: "The patio setting [was] perfect [and] a sense of new prosperity [was] in the air, topped off with the presence of gallant senor [sic] architects galore, senor consular officials and a fancy array of nice senoras."<sup>92</sup>

### ***Webber & Spaulding***

The International Institute of Los Angeles is significant for its association with the architectural firm of Webber & Spaulding. Known for their residential work in Southern California, master architects Sumner Spaulding and Walter I. Webber founded the firm of Webber and Spaulding in 1921. Limited biographic information exists on the early careers of both men. Webber (1864-1943) lived in Pasadena at the start of his career, where he completed a number of independent single-family and multi-family residential commissions. Spaulding (1892-1952) received his undergraduate degree from the Massachusetts Institute of Technology in 1916 and trained as a draftsman following his military service in World War I. He became a licensed architect in 1921, the same year he began his partnership with Webber, and continued his education in Europe in the early 1920s.<sup>93</sup>

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<sup>89</sup> Phoebe Kropp, *California Vieja: Culture and Memory in a Modern American Place* (Berkeley: University of California Press, 2006), 11.

<sup>90</sup> SurveyLA, *Mediterranean and Indigenous Revival Architecture*, 25.

<sup>91</sup> Kropp quotes architect Elmer Grey's espousal of patios and tiled courtyards in *California Vieja*, 167.

<sup>92</sup> Alma Whitaker, "Sugar and Spice," *Los Angeles Times*, September 19, 1934.

<sup>93</sup> Tim Gregory, "Webber, Staunton & Spaulding: An Architectural Partnership," *The Building Biographer*, 10 [http://www.buildingbiographer.com/Website%20basic%20history%20example%20%201\\_2.pdf](http://www.buildingbiographer.com/Website%20basic%20history%20example%20%201_2.pdf)



From 1923 to 1928, the pair partnered with William Field Staunton, Jr. under the joint venture of Webber, Staunton & Spaulding before returning to a two-person partnership after Staunton's departure. During their years with Staunton, Spaulding and Webber completed some of their most acclaimed commissions, including the 1924 Malaga Cove Plaza in Palos Verdes; the 1927 "Greenacres" estate for silent film star Harold Lloyd (HCM #279); and the 1928 Avalon Casino on Catalina Island.<sup>94</sup> In addition to numerous private residences, they also designed at least one institutional facility during this period: St. Lawrence of Brindisi Parish Catholic School in 1924 (10122 Compton Ave; original school building not extant).<sup>95</sup>

According to historian Tim Gregory:

In 1925, the *Pacific Coast Architect* magazine characterized the partnership's work as "restrained, thoughtful, and yet far from being commonplace or stereotyped." They were praised for avoiding the "picturesque and bizarre" that was all the rage in the age of the flapper. Webber and his associates carefully studied all the conditions and requirements of the site and the client and expressed them in a direct and simple structure. Emphasizing proportion, balance, and solidity, their houses still managed a good use of the texture and color of the building materials that were available.<sup>96</sup>

Records are unclear as to when Webber and Spaulding parted ways. Webber is believed to have retired in the early 1930s, making 435 S. Boyle Avenue one of the firm's final projects. After Webber's death and the end of World War II, Spaulding took on a wider range of civic and institutional projects, including schools, hospitals, and housing projects. From 1937 to 1943, he chaired a committee of the AIA tasked with designing the Los Angeles Civic Center and contributed to John C. Austin's master plan for the Los Angeles Municipal Airport from 1940 to 1941. He was named a Fellow of the AIA and served as head of its Slum Clearance and Urban Redevelopment Committee and as president of its Southern California Chapter. Other professional affiliations included the Community Welfare Federation of Los Angeles, the American Society of Planning Officials, the National Housing Conference, and the California Housing and Planning Association. He continued to design residential properties during this period, including Case Study House #2 in Pasadena (with John Rex in 1947). He also lectured at the University of Southern California (beginning in 1923) and Scripps College.<sup>97</sup>

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<sup>94</sup> For a list of key projects, see David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Salt Lake City: Gibbs Smith Publisher, 2003).

<sup>95</sup> St. Lawrence of Brindisi Catholic School, "School History," accessed August 6, 2019, <http://www.stlawrencebrindisi.com/about/school-history/>.

<sup>96</sup> Gregory, 11.

<sup>97</sup> Gregory, 12. See also Deborah Howell-Ardila, "'Writing Our Own Program': The USC Experiment in Modern Architectural Pedagogy, 1930 to 1960," Master's Thesis (University of Southern California, 2010), 2.

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International Institute  
of Los Angeles

MIGRACION





ila  
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Admirable.

## Y.W.C.A. WORK FOR INCOMERS.

*Will Open Office Tomorrow  
in Foreign Quarter.*

*Helping Many Lowly and  
Helpless Women.*

*Camp Fire Girls Take Active  
Part in Movement.*

The progress of the immigration department of the Y.W.C.A., since its organization here less than a year ago, has been remarkable. No better proof could be desired than the announcement that the work has become so extensive that larger and additional quarters are needed by the department, and tomorrow will mark the opening of its new offices at No. 115½ Commercial street.

Many of the most sincere workers of the Y.W.C.A. are identified with the immigration department, and their efforts for the upbuilding of this branch of the association's duties have been untiring. They are confining their labors chiefly to the Russian colony, but are planning to include also the poor and uneducated of other nationalities.

The work is along protective, educational and social lines. More than 800 foreign women came to Los Angeles last year to live, and the number is rapidly increasing. While the leaders of the immigration department are supposed to work only among the girls and women, they often are compelled to look after the welfare of men and boys, which greatly increases their labors.

### OBSTACLE MET.

When the work was started the Y.W.C.A. members faced a most difficult problem, inasmuch as the foreign women were disposed to have no confidence in American women. This was overcome when the association secured the services of Mrs. Francis Jouronsky, in whom the Russian women have implicit faith. Mrs. Jouronsky has been a tireless worker and through her the department has been able to accomplish a great deal.

Miss Sue D. Barnwell is the active secretary of the department. She devotes her entire time to the work and is doing a world of good among the lowly women. Other women of Southern California who are taking an active interest in the work are Mrs. John Coffin, who is chairman of the board of directors; Mrs. W. E. Horn, Mrs. W. W. Mills, Mrs. H. B. Yacoubi, Mrs. Theodore Smith, Mrs. Charles Lippincott, Mrs. Murry Harris, Mrs. George Clark, Mrs. E. D. Eaton, Mrs. O. C. Albertson, Mrs. Harold Sunday, Mrs. William Brazee and the Misses Retta Cook, Ella Lounsberry, Lillian Van Dyke, Laura McVay, Myrtle Godfrey, Mary Schwartz and Catherine Milmore.

### CAMP FIRE GIRLS.

One of the interesting divisions of the immigration department is an organization known as the Camp Fire Girls. There are several camps in the association, one of the most progressive being the "Toowhaydeh." Miss Myrtle Godfrey is the guardian of the camp, which has a membership of about twenty girls, ranging in age from 12 to 15 years. The object of the Camp Fire Girls is to teach the young girls of a community how to become useful citizens; how to protect their health and how to be of help in their homes. Some of the commandments of the organization are as follows: Seek beauty; give service; pursue knowledge; be trustworthy; hold on to health; glorify work; be happy.

The organization is international, with camp fires in practically all of the large cities in the United States and many in foreign countries. Headquarters are in New York City. Among the women of national fame connected with the organization are Miss Jane Addams, Miss Ida Tarbell, Mrs. Ella Flagg Young. Judge Ben Lindsey of Denver is on the board of directors.

The guardian and each member of a camp fire wears Indian garb at all meetings, making an imposing picture. At the meeting last Friday Miss Godfrey and four of the Toowhaydeh members gave a number of interpretations of difficult insignia of the organization. One in which they were particularly impressive was the interpretation of a camp fire song entitled "Burn, Fire, Burn." Assisting Miss Godfrey were Sadie Lieberman, Rose Goodman, Sadie Harris and Esther Schippes.



INTERNATIONAL INSTITUTE  
FOR  
YOUNG WOMEN  
Y.W.C.A.



### Y.W.C.A. immigration department activities.

Above is a camp-fire scene interpreted by the guardian, Miss Myrtle Godfrey, and four of her pupils, Sadie Lickerman, Rose Goodman, Sadie Harris and Esther Schippes. Below, a group of Russian women and children with some of the leading workers of the Y.W.C.A. gathered in front of the International Institute on South Utah street.

Y.W.C.A.

# NEW HOME FOR MELTING POT.

*Work for Foreign Women of  
the City Centralized.*

*Twelve-room Building to be  
Devoted to Uplift.*

*Making of Worthy American  
Citizens is Purpose.*

The International Institute of Los Angeles—the branch of work carried on by the Young Women's Christian Association for training and adjusting foreign women and girls to American life and ideals—has grown to such proportions that a long step in advance is just being made. The institute is to have a new home, with facilities at hand for considerably increasing the scope of its work.

For some months past the work among foreign girls and women has been carried on at two branches—one on Commercial street, where the ma-

Russians. However, the work is spreading to practically all the foreign settlements, and the work of household visitors has inspired a personal confidence that is drawing in many new persons. There are mothers' clubs, girls' clubs and clubs for more matured young women of the various nationalities.

Classes in English have been established for the girls, and through these many mothers are reached. The girls and the women are given practical instruction in home-making, sanitation and marketing. Each girl's personal condition, her work, her problems and her ideals are studied, and counsel is given.

The importance of this work is declared to be indicated by the fact that while the immigration to the United States has fallen off from 60 to 75 per cent. in the last few months, as against that of the previous year, California's quota has decreased only about 30 per cent. There is a constant stream of the foreign element finding its way into Los Angeles to be assimilated and given the proper ideals of American life.



The International Institute of Los Angeles,

Formerly the W. H. Perry residence at No. 1315 Pleasant avenue, and one of the show places of Los Angeles. It is now to be used to house the work of the Y.W.C.A. among the immigrant women and girls.

for portion of the attendants have been Italians, and the other on Utah street, in the heart of the Russian colony.

Such notable results have been achieved through the systematic work carried on at these branches, and in other channels where the workers come into direct contact with the feminine foreign life of Los Angeles, that it became apparent some time ago a centralized work was a necessity.

Managers were delighted when in the search for a suitable location, made by friends, they discovered they could secure for a very reasonable rental the twelve-room building at No. 1315 Pleasant avenue—formerly the home of S. C. Hubbell, and before that, known as the old W. H. Perry residence. This property is considered ideal for the purpose to which it will be devoted.

## FURBISHING UP

The problem of putting it into proper condition for the International Institute was soon solved by various firms and individuals offering to take care of the repainting and repapering of the rooms. This work is in progress, and will be completed early this week.

The building is located well back from the street, with a wide expanse of lawn and gardens, and a palm avenue that has been "kodaked" by thousands of tourists. Formerly this was one of the show places of the city. But with the expansion of Los Angeles, it has become really a center around which there are colonies of many nationalities. Within easy walking distance, practically every large foreign colony of the city is located.

The formal opening of the new quarters will be next Monday, when a Christmas party will be given for the children. Three hundred little ones will be entertained. After that will follow many affairs tending to make the new quarters thoroughly familiar to the girls and women of the foreign settlements.

The vision before the committee in charge of this special work is that the International Institute may become known to every foreign woman and girl of this city as a place where she may find lived the ideal of American life—a friendly place, a place of justice and a gateway to advantages which this country has to offer in the great work of assimilating foreign elements.

The place is termed an institute because this word is familiar to the foreign women in each of the four cities of the United States where there are great immigration headquarters.

## NEW YEAR'S PARTY.

The next big event for the new institute after the Christmas entertainment will be the New Year's reception, the afternoon and evening of New Year's Day. Miss Ida Lindley is chairman of the Immigration Committee and Miss Sue D. Barnwell of the Immigration Society. They will have charge of the arrangements for this reception.

About 400 girls and women are reached directly by the work being carried on through this institute. The large number of these are Italians and



# SEEK FUND FOR AMERICANIZING

*International Institute of the  
Y.W.C.A. Makes Appeal.*

*Thirty Nationalities Embraced  
in Social Center Here.*

*Campaign Ends on Tuesday;  
Large Sum Lacking.*

Americanizing the foreign part of our population is the work of the International Institute of the Young Women's Christian Association for the carrying on of which among the foreign-speaking people of Los Angeles a part of the \$60,000 of campaign funds now being sought by the Y.W.C.A., will be used.

Under the direction of Miss Rena Cathcart, acting immigration secretary of the association, the International Institute, located at 1315 Pleasant street, forms a social center for some thirty nationalities. The troubles and perplexities of these foreign-speaking women and girls are readily unfolded, and thus they are aided, since thirteen different languages are spoken by the women workers of the institute.

Not only is the institute the social center for these women and girls, but effective work is done among them in the way of education and Americanization. Classes in sewing, in cooking, and, most important of all, classes in English, are conducted there, with the purpose of making these women efficient and able to meet their American neighbors on an equal basis.

The classes in English are being conducted in native groups, with a teacher speaking their language in charge. In the Mexican-English class one of the picturesque pupils is Mrs. Francisca Caldera, who has passed the three-score-and-ten milestone of life. She is, however, one of the most eager students of the English language and already is quite at home with her English text-books.

In its campaign, the Y.W.C.A. has yet something like \$30,000 to secure, and only two days in which to accomplish this task. Yesterday the report fell slightly below that averaged in the campaign to date, and the urge of necessity has spurred the women to a greater effort for tomorrow and Tuesday. Citizens of Los Angeles, who have not been called upon and who desire to aid in the humanitarian programme are requested either to send in their checks direct or call the Y.W.C.A. and give their names and addresses so that their subscriptions may be obtained by one of the team workers.

Mrs. C. H. Dick led her team into first place again yesterday reporting a total subscription for the day of \$261. Miss Alberta Newton won second honors with \$207.75.



**Mrs. Francisca Caldera,  
And Nana, the little Mexican orphan  
for whom she is caring.**

# *Many Nations Aid in Y.W.C.A. Drive for Service Fund.*



Mrs. W. A. Moses, Campaign Executive, Assigning Alien Team Workers.  
 The others are: Mary Amerikanian, Armenian; Eleanor Chan, Chinese; Olga Metchkoff, Russian; Eustathia Kokeris, Greek; Lola Miranda, Mexican, and Aiko Kamayatsu, Japanese.

## FOR WHIRLWIND "Y" FINISH.

Representing six different nationalities, six girls yesterday entered the Y.W.C.A. campaign to do their share in raising the \$100,000 needed for the association's service work during the current year. These six girls, who are from the International Institute, the Y.W.C.A.'s Americanization branch, will carry the association's campaign into the domain of their people, the Armenians, Chinese, Russians, Greeks, Mexicans and Japanese.

Attired in their native costumes, this unique sextette of little team workers enlisted in the campaign's cause, through Mrs. W. A. Moses, chairman of the Campaign Executive Committee, and to each was given cards upon which they will enroll the names of their prospects.

At yesterday's mid-day luncheon, the team workers turned in a total

of \$4435 subscriptions to the \$100,000 fund, bringing the grand total for the campaign to date, to \$48,178. This is several thousand dollars under the schedule, and this means that the campaign workers will have to gather their energies for a great whirlwind finish, during the next few days.

To carry the campaign to a successful finish, it is earnestly urged by the campaign committee that more volunteer workers proffer their services for the remaining days.

It is further requested by the campaign committee that eastern tourists co-operate in the campaign by sending in voluntary donations.

Yesterday's winning campaign teams were 8 and 16, captained, respectively, by Mrs. J. G. Warren and Miss Josephine Haldeman. The former team reported \$490 for the day, and the team led by Miss Haldeman, turned in subscriptions amounting to \$282.

# UNITS IN GREAT MELTING POT

## Linguist Would Find Exercise Here



### Representatives of Many Lands

Among those on the program of the International Institute of the Young Women's Christian Association were, left to right, Henrietta Bermudez, Mexico; Xenia Yacooieff, Russia, and Zaruhi Emlassian, Armenia.

**G**RAND-opera singers speak many tongues, but even Galli-Curci would falter if requested to speak a few polite phrases in turn to every member of the International Institute of the Young Women's Christian Association—especially if the request came in the course of an all-nations' program such as was conducted at 435 South Boyle avenue.

While almost every civilized nation on the face of the globe was represented on the program, even more remarkable was the "melting-pot" fact that a majority of those participating are American citizens by birth or naturalization.

A glance at the names on the program tells the story. Miss Thil Rohr, contralto, sang a group of Swiss songs. A Greek minuet was presented by Miss Jane B. Kallonzes and Anthony Antonio. Misses Suzanne and Inez Bonales and Henrietta Bermudez gave a Mexican dance.

Among the others who took part in the program of international entertainment were Miss Madeline Archinard, French; Miss Xenia Yacooieff, Hungarian; Miss Zaruhi Emlassian, Armenian; Miss Claire Giacomono, French, and Robert Kuwahara, Japanese.

According to officials, the purpose of the international institute is to promote a better understanding and a greater sympathy between native and foreign-born persons and to aid them in becoming adjusted to America and her institutions.

### ALUMNI TO HOLD "OLD GRAD" RALLY

Annual class meetings and an "old grad" rally for the Trojan-Notre Dame football game will feature the meeting of the Alumni Association of the University of Southern California in Bovard Auditorium next Saturday morning. All classes that have been graduated since 1884 will have special sections reserved.



# INSTITUTE WORKERS CONVEENE

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## *Y.M.C.A. Organization's Social Activities Given in Secretaries' Reports*

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College professors, society women, club leaders, social workers, students of foreign problems, Japanese and American college girls and representatives of several nationalities attended the luncheon and annual meeting of the International Institute of the Young Women's Christian Association held at the headquarters of the institute in Boyle avenue.

Mrs. George Herbert Clark of the City Board of Education, president of the institute, was in charge and introduced the secretaries of the various nationalities as well as Dr. Emory F. Bogardus, in charge of the social work department of the University of Southern California. Dr. Lloyd C. Douglas of the first Congregational Church gave a short talk.

Reports of the various secretaries were given, showing that the work of the secretaries and the institute has touched 24,000 persons during the year and the workers have been called upon to render a great variety of services.

Miss Esther Bartlett reported work among the girls and women of the more than half a hundred clubs mothered by the organization. There was much applause when a gift of \$50,000 was announced to have been donated by Mrs. Walter Fisher.

# BUILDING FUND GIFTS ANNOUNCED

## International Institute Campaign Aid Disclosed at Dinner



"League of Nations" in Los Angeles

Fair representatives of Armenia, Switzerland, Russia, Greece, Mexico and Japan, at Y.W.C.A. service bureau for foreign-speaking folk, pen their respective names and names of their countries, in the writing of their native lands and in English.

ANNOUNCEMENT of contributions of \$10,000 from Mrs. Walter H. Fisher and \$5000 from Mr. and Mrs. Wayne H. Fisher toward a fund for the erection of an administration building for the International Institute was made by Mrs. George Herbert Clark, chairman of the institute, at the annual dinner of the organization yesterday at 435 South Boyle avenue. Another substantial donation to the building fund will be made soon by Miss Madeline F. Wills, Mrs. Clark announced.

The new building, to be erected on the site of the present structure, will cost between \$30,000 and \$50,000, and will contain, in addition to an auditorium, adequate office rooms and dormitories for the heads of the various departments of the institute. The building now used probably will be removed to the rear.

Waitresses representing sixteen nationalities yesterday served the luncheon, which included delectable dishes prepared by Russians, Greeks, Mexicans, Italians, Japanese, Turks and chefs of other nationalities.

In her annual report Miss Elsie D. Newton, executive secretary of the international staff, said that within the last year thousands of persons from forty-six countries have been aided through the activities of the institute and that thirty-eight clubs, composed of foreign-born girls, are functioning under its auspices.

The International Institute, which is a member of the Community Chest, is a service bureau for foreign-speaking persons and operates as a branch of the Young Women's Christian Association.

# FOREIGN FOLK DANCES RETAUGHT TO CHILDREN

*International Institute Keeps Alive Traditions of  
Other Nations in Play and Pageant Activity*

BY MARY MAYER

Native folk dances of foreigners in Los Angeles are not to fade away into oblivion. Youthful Japanese maidens can, at a moment's notice, launch into a rhythmical tap dance, and dark-eyed señoritas put the most ardent American acrobatic dancers to shame. But these same young ladies are not going to forget the quaint turns of their forefathers' countries.

There is, at the present time, an organization which, through its work, is instilling the age-old folk dances of the various nations into the youth of those countries—youth inclined to look down on such things in its eager endeavor to become thoroughly American.

## INTERNATIONAL INSTITUTE

This organization is the International Institute for Foreign-Speaking People, a branch of the Y.W.C.A. The international institute was formed as a service and information center for foreign-speaking people and to promote a better understanding and greater sympathy between native and foreign-born people. Its aim is also to help the foreign-born become adjusted to America and her institutions and share in her growth and development. The folk-dancing is simply an incidental activity introduced into the play of the groups. It is, however, filling a decided need, that of keeping alive the traditions and customs of the foreigner, passing it down to youth and, in so doing, enriching the scope for artistic and historical research in Los Angeles.

A recent demonstration of the work being done by the institute was presented a few weeks ago at Polytechnic High School, where a pageant, celebrating the fiftieth anniversary of the founding of the Girl Reserves, was produced. The international institute, on this occasion, presented several of its groups in native dances and musical numbers. Japan, Russia, Mexico and numerous other countries were represented in a variety of authentic numbers.

## OWN DANCES AMUSE

"The children are typically American," Miss Elsie D. Newton, executive secretary of the organization, explained. "The Japanese girls were particularly amused at their native dances. They giggled and laughed at the various formations. Now they are clamoring for more."

There are forty-six nationalities served at the international institute, according to Miss Newton. Secretaries maintained include Russian, Armenian, Mexican, Swiss and Japanese. Names of various experts on dances, music and customs of the various nations are kept on file and these experts are called to aid in the presentation of pageants and other entertainments.

An International Day is the outstanding event of the year at the institute. The entertainment begins in the morning and lasts through the entire day and evening. At this time, entertainment typical of all nations is presented. The dedication of the new Institute Building, to be held shortly after the first of the year, has also scheduled a program of dances representing all nations.



# Foreign-Speaking Institute Members to Participate in International Day Saturday

Los Angeles Times (1923-Current File); Oct 9, 1932;

ProQuest Historical Newspapers: Los Angeles Times

pg. B10

## Foreign-Speaking Institute Members to Participate in International Day Saturday



### HOSPITALITY CENTER TO BE SCENE

Above are shown groups of prominent women, members of the International Institute for Foreign Speaking People, who will be participants in International Day next Saturday at the Hospitality Center. In the upper left picture are shown (left to right,) Miss Marie Pilibossian, Armenian; Mrs. N. T. Girago, Russian; Miss Tsuyatsokao, Japanese; Miss Gertrude Sutter, Swiss; Miss Constance Flick, Polish; Miss Lidia Romero, Mexican. Nine nations are represented in the group at the right. Below are Russian costumes, displayed by Mme. Sonia Brunsmoan and Mme. Tamara Laub.

# Sugar and Spice

BY ALMA WHITAKER

You are somebody in particular when the American Institute of Architects give you a "fellowship," so David Witmer, who received one at the celebrations this week may be excused from waxing emotional. He said that architects are so strong in fellowship that they "live together, work together and, if necessary, die together."

It was a gay affair, held at International House, together with an exhibition of the work of Mexican architects, a Mexican dinner and that jaunty Aria's troupe to make the patio setting perfect. A sense of new prosperity in the air, topped off with the presence of gallant senior architects galore, senior consular officials and a fancy array of nice senoras, both Mexican and American. The dancing was better than the speeches.

American senoras were agreed that Senor Manuel Aguila of the Mexican consulate; Senor Victor Pesquera, chancellor, (it seems a Mexican chancellor's job is mainly helping "poor things;") Senor Heriberto Rodriguez, nephew of Mexico's President and commercial agent here, and Senor Francisco Alatorre of Mexico's National Railways are all exceptionally charming men. Wonder which American men the Mexican senoras picked?

Architects' wives, like doctors' wives, concentrate on boosting their spouses. Thus one will whisper that Sumner Spaulding designed Harold Lloyd's home; that Richard J. Neutra designed Anna Sten's

house; that Hugo Ballin is doing all the murals for the Planetarium, and has such chefs d'oeuvres to his credit as the murals in the new Times Building, the Jewish Temple, the County Hospital, et al.

## Lancer Widely Read in Mexico

Every nice Mexican senior I met assured me that Harry Carr is read avidly in Mexican newspapers, where his articles are reprinted. Harry owes me something for the excited interest I maintained in the subject throughout the evening.

Florence Schmidt was escorted by A. M. Edelman. I hear he is one of four bachelor brothers, capably chaperoned by a sister with whom they reside.

Louise and Florence Schmidt run the Architects' Exhibit Building and sort of god-mother the profession.

One lone woman architect graced the affair, Lillian Rice, responsible for the famous Santa Fe Rancho near San Diego.

## Calorie Charts to Improve Diet

If you'd care to measure your foods according to their caloric value, take notice!

The Times Women's Service Bureau has just completed a chart giving the number of calories of most everything you could possibly eat. Fruits, meats, breads and vegetables are but a few of the items so valued. Write for this descriptive chart and balance your diet accordingly.

Your copy of the leaflet will be forwarded to you promptly upon receipt of your name, address and a 3-cent stamp. Do not send a stamped envelope. The leaflet also may be obtained for 1 cent by calling at the Service Bureau on the first floor of The Times Building, 100 North Broadway, Los Angeles, Cal.

# COSMOPOLITAN LOS ANGELES---MANY RACES



## NATIONS OF WORLD FIND HAVEN IN SOUTHLAND

Yes, East is East and West is West—but the twin meets in cosmopolitan Los Angeles. Witness here five young women meeting at the International Institute in the

native attire of their homelands. Represented from left to right are Italy, France, Czechoslovakia, Philippine Islands and China.

Times photo

## LOS ANGELES AREA FORMS NEW COSMOPOLITAN CENTER

This is the first of a series of articles to appear each Sunday in The Times on the foreign colonies of Los Angeles.

BY TIMOTHY G. TURNER

The cosmopolitanism of Los Angeles is not generally realized. Yet this is a unique and important racial melting pot.

Most people think Los Angeles is predominantly composed of Anglo-Saxon Americans from the Eastern United States with large Latin American and Asiatic colonies. That view is largely in error.

The last census, taken in 1930, which indicates the present proportions pretty well, showed that in Los Angeles county, which comprises the Los Angeles metropolitan district, there are about as many foreigners as native Americans. The native white American population was stated at 1,200,000 and the foreign population at 1,000,000.

### FIGURES ARBITRARY

The census figures, however, are arrived at arbitrarily. A person is classed as foreign if he had foreign-born parents, even one

foreign-born parent. This he often is to an extent culturally.

The common opinion that there are many Latin Americans in Los Angeles is correct, the Mexican colony being far and away the largest. But of Japanese, Chinese and Filipinos there are relatively few. The most extensive Asiatic colony is Japanese, but there are more Germans than Japanese, also more Canadians, many of them French Canadians.

### ERROR EXPLAINED

The reason for this misconception is that one immediately recognizes an Asiatic, but doesn't recognize a German or a Swede unless one hears him speak.

This is a unique urban melting pot in many ways. For one the decentralized character of Los Angeles makes for interchange of social customs. The very poorest of immigrants are not shut up in tenements.

There are no tenements in Los Angeles. There are miles and miles of small houses, some only of two rooms, but surrounded by yard with light and air. Immigrants of rural origin can grow

Turn to Page 2, Column 5



# City Becomes Cosmopolitan

## Los Angeles Grows More and More a World Melting Pot

Continued from First Page

things. One meets one's neighbors. The parks and playgrounds and schools soon apply the culture of the new land to the children and young people.

"Americanization" in the sense that word was used after the World War is hardly necessary. The language and social customs of the countries of origin are not dropped, sometimes they are carried on into new generations, but probably there is no large city in the world where there exists less bad feeling on the part of the foreigner to the native or prejudice by the native toward the foreigner.

### TOLERANCE PRESENT

That is due not only to the physical characteristics of Los Angeles but to that tolerance and good nature characteristic of the American West. It has been accomplished with few uplift and propaganda programs, perhaps in some ways in spite of them.

There are, however, some organized efforts toward understanding that have done good. The Los Angeles Chamber of Commerce entertains visiting nationals of the local colonies, exchanges data with the business associations of the colonies and with the foreign consuls. The local consular corps has its own association which has periodic dinners. The Los Angeles county Sheriff's department has a foreign relations department to make for understanding of law and to prevent things that might cause bitter racial feeling.

### COURTESIES TOLD

The police department entertains visiting police officials from Mexico, engages in international pistol shoots. The International Institute over on the east side of the river works for a sympathetic understanding of the cultures of the many races in Boyle Heights and adjoining districts.

There still is prejudice against the foreigner. Many undesirable foreigners from Mexico, Asia and Europe have come here beyond doubt, for getting the bitter with the sweet is the rule of life.

Since the depression the foreigner on relief has been a burden. But it must be remembered that the foreigner pays taxes whether or not he is a citizen. It also must be remembered that there are many foreigners in the middle-class income group, who live in no geographical colonies.

### PURPOSES EXPLAINED

It is the object of this series of articles to give some idea of the foreign groups in Los Angeles. One Sunday article will be devoted to each nationality, explaining as definitely as possible how many there are, where and how they live, their social groups and their contribution to the culture of the newest and most novel of the world's metropolitan areas which we call Los Angeles.



**MANY NATIONS' DINNER** — Wearing their native French, Chinese, Alsatian and Swedish costumes, these members of the International Institute gather around a modern range to prepare one of the many-nations dinners for which this local organization is famous. Left to right are Mrs. Leonie Comstock, Miss Clara Quon, Mrs. J. Storni and Miss Lillian Swanson.

## Foreign Born Like Variety

BY MARION J. WARTENWEILER

Breaking bread together has been a symbol of friendship since man first emerged from his solitary cave and began to neighbor with the man in the next cave for purposes of protection, or, more probably, in answer to the imperious demands of the social instinct inherent in every human being. From that distant day to this, custom, folk-lore and religious rite have gathered around the foods of every people the world over.

We Americans can profit by observing European custom in this respect. In Europe the preparation of food has always been considered a fine art, and leisurely dining as necessary as breath, itself. Despite the horror of a world in arms we can still view this breaking of bread in brotherly love, and indeed, within the confines of our own cosmopolitan city.

We have only to pass inside the gates of International Institute at 435 S. Boyle Ave. to see the welcome sight. Here we find heartening proof of the possibility of world friendship. Here we see representatives of 65 nationalities, working and playing in harmony. Here we see gay costumes, learn folk ways, listen to the lilt of folk song, sway to the rhythm of folk music and partake of savory and unfamiliar foods. For throughout the year, in addition to its myriad activities promoting the welfare of the foreign born of all nationalities, the institute programs a series of gala events.

### Example Noted

In proof, glance at the April schedule:

Reflecting the hospitality of the institute is the recent Molokan dinner.

When the samovars were steaming the diners gathered. At the head of each table the hostess offered two strips of linen long enough to reach almost the length of the table which the diners spread across their knees—for Molokans share even the napkin. Then an elder, with waist-long white beard, looking like a Biblical prophet, stepped down from a church window and asked the blessing.

### Dinner Begins

Dinner began with tea, poured into glasses, and sweetened with sugar and jam and flavored with lemon. Glass after glass of tea was consumed, accompanied by fresh dates and generous slices of bread which the hostess-

maidens cut from huge crusty loaves. Bortsch—that soup typical of Russian peasant or peer—followed. The soup was served in brilliantly lacquered wooden bowls and eaten with deep-bowled, gaily decorated wooden spoons—only form of “silver” in use at the Molokan table.

When the soup was finished, the girls prepared the salad at the table. Into huge wooden bowls they put a tempting combination of lettuce leaves, pulled apart for easy eating, and tomatoes cut into bite-size sections, delicately seasoning the dish with salt. The salad bowls were then placed within reach of all the diners. Steaming bowls of meat were set beside the salad—beef boiled in its own rich broth until tender, then set in the oven with a layer of fat on top, seasoned and basted until it has acquired a delicious flavor.

On another occasion the institute presented a totally different

appearance. For that was the date of its annual Spring Gala.

Dinner, this time was entrusted to the Armenians and that meant a treat, since the typical Armenian family dinner is as different as it is delicious. Here's the menu:

- Dolma
- Lavash
- Chechil Banir
- Fasoulyali
- Paklava
- Sourj

### Dishes Explained

“Dolma” is a dish so tempting I know you will want to make it an oft-repeated number on your menus. So I shall give you the recipe here and now.

- 1 pound ground beef
- 1 cupful rice, washed free from starch
- 4 tablespoons finely chopped parsley
- 2 onions, finely chopped
- 2 tomatoes, scalded, peeled and mashed
- Generous seasoning of salt and pepper

Mix all the ingredients thoroughly. Now cook a cabbage until the leaves are tender; drain carefully and separate the leaves

as you would a head of lettuce in preparation for salad. On each cabbage leaf place one table-spoonful of meat mixture, roll leaf over filling just as you would wrap a package, turning ends under to keep filling snugly inside. In bottom of greased casserole place layer of cabbage leaves; on this lay the little rolls with the folded edge down. When all the rolls have been put in place, pour two cups of sieved canned tomatoes and two cups of boiling water over them, place a lump of butter the size of an egg in small bits on the top; cover and cook in a slow oven (325 deg.F.) for one hour.

“Lavash” is a flat, round, crusty loaf of the most delicious bread you ever tasted. Served hot, with plenty of sweet butter it is a real treat. When eaten with “Chechil Banir”—a tangy, salty Armenian cheese—well can one make a meal of it alone.

### Fasoulyali

“Fasoulyali” are string beans—with a difference. They are first boiled until tender, then treated to a tempting sauce. Slightly beaten eggs are mixed with generous quantities of melted butter and at the last min-

Turn to Page 25, Column I.

# Cosmopolitan Feasts Furnish Food for Thought

Continued from Ninth Page

ute before serving combined with the beans. The mixture is tossed over a low flame until a golden custard-like coating forms over the green beans.

"Paklava" is a pastry dessert so delicate and delicious as to make the mouth water at the mere mention. To appreciate the real marvel of its construction you should see an Armenian girl deftly rolling the pastry to such an exquisite thinness that 50 layers piled one on top of the other is less than one inch high!

Sourj, which completes the dinner, is the Armenian form of after-dinner coffee.

## Swedish Feast

When April 26 arrives Sweden will be hostess at International Institute. Swedish cuisine is noted the world round for its excellence, so with more than usual interest we study the menu of the typical Swedish dinner which will be served on that evening.

### Smorgasbord

Buljonge med Agg Klimp

Skinks med Plommon Fyllning

Slottstarta

"Smorgasbord" is almost a national institution in Sweden. It consists of all manner of delicacies set forth on a side table—dainty bits of smoked fish and meat, tasty salads and aspics, a variety of cheeses and hot dishes such as "Hummar" (lobster) omelet, and tiny little "Kottbullar," or meat balls. From the tastefully arranged platters, bowls and chafing dishes, guests help themselves again and again, enjoying the delicious tidbits with Swedish "hard tack" and rye bread as accompaniment.

## Soup Service

When the guests have enjoyed their fill of "Smorgasbord," soup is served at the main table. "Buljonge" is a delicious Swedish variation on the familiar bouillon theme. Rich, cleared soup stock is garnished with finely chopped vegetables—parsley, onions, carrots, celery and parsnips. Just before serving six or eight tiny squares of "Agg Klimp" are added to each plate. This is a custard mixture made from egg and milk in the proportion of one egg to three tablespoons of milk and two tablespoons of grated almonds. It is cooked in cups set in a water bath until "set."

Swedish custom places the vegetables in the soup rather than serving them with the roast. But Swedish epicures know the delicious flavor that certain fruits lend to meat and so they frequently combine apples, prunes or other dried fruits with their stuffings and sauces, as in the case of "Skinks med Plommon Fyllning," which is

interpreted as pork loin larded with prunes.

2 3/4 pounds pork loin  
1/2 teaspoon pepper  
1/4 teaspoon ginger  
1 1/4 tablespoons salt  
8 prunes, partially cooked, then pitted  
1 tablespoon butter  
Prune juice  
Boiling water  
3/4 tablespoon flour, used to thicken gravy

Lard meat with halves of prunes, inserting fruit at deeply as possible into meat, and setting it in even rows. Rub meat with mixed seasonings and sear on all sides. Baste with a little prune juice, cover roasting pan, and braise meat in a slow oven (325 deg.F.) two hours. Baste with juice and water several times.

"Slottstarta" is a treat both to eye and palate. Its foundation is a baked meringue made from very stiffly beaten whites of seven eggs and two cups of sugar. This mixture should be spread on heavy paper on baking sheets to form three layers of equal size and thickness. Baked for one hour at 250 deg.F. they should be very dry and light and just delicately yellowed. Just before serving spread crushed, ripe strawberries between the layers and cover top with a thick layer of whipped cream. Garnish with whole strawberries.

Lest you gain the wrong impression of International Institute while reveling in this rhapsody of rare foods, let me remind you that International Institute is not a restaurant. It is a member agency of the Los Angeles Community Chest, with a capable staff working night and day to assist the foreign born of all nationalities in every possible way.

## Purposes Outlined

Its purpose is to help and advise foreign-born men, women and children in all the problems that confront them, to help them to understand American customs and institutions, to assist them in matters of employment, in legal entanglements and in family conflicts, to protect them from exploitation, and to help them particularly in the problems of naturalization, immigration and deportation. But while helping these foreign-born residents of our city to become adjusted to American ways, International Institute encourages them to revere their own national heritage.



# Colorful Program Planned for Festival of All Nations

**International Institute's Annual Offering  
Will Start Friday and Run Through Saturday**

Accenting the virile democracy of America, the International Institute, 235 S. Boyle Ave., is preparing a two-day Festival of All Nations, with persons of 40 nationalities participating.

Starting Friday and running through Saturday, it will be possible to see the dress variations, food differences, folk songs and dances around the world, all at the one address.

Under the general chairmanship of Mrs. Otto Wartenweiler, a program is being prepared by 14 subchairmen to include characteristic features of nationalities of the earth.

Handicrafts and arts will be shown from Sweden, Poland, Hungary, Czechoslovakia, Russia, Japan, Armenia, China, Denmark and Switzerland. Of especial interest will be the displays from the Americas, including Mexico, Bolivia, Peru, Chile, Argentina and Paraguay. The Douglas collection has been bor-

rowed from the San Diego Museum, rich with treasures from the West Coast countries of South America.

At 8:30 both evenings, there will be a stage program of choruses, solos, folk dancing of many nationalities, including Lithuanian, Greek, Finnish, Swedish, Hungarian, Korean, Chinese and Mexican.

The international show will be climaxed by the presentation of an American Flag by Hollywood Women's Post 185, American Legion.

Informal dancing to the strains of the Tyrolean orchestra in the patio will close the evening program. The public will be welcome to participate in this.

Because food is so very international in character, meals around the world will be served. Luncheon will include Swedish smorgasbord, Russian buffet, or Swiss znueni. Dinner, served from 6 to 7:30 p.m., will be truly international, each course prepared by a different nationality.

## Violent Quake Charted

LA PLATA (Argentina) Oct. 6. (AP)—A violent earthquake, apparently centered in Southern Peru, was registered today on the university seismograph.

# Elsie D. Newton Takes Leave of International Institute Post

BY NORMA H. GOODHUE

"I want to be a good volunteer." That was Miss Elsie D. Newton's declaration last week when interviewed concerning her retirement yesterday as executive director of International Institute.

Miss Newton, a professional social worker all her adult life, never has looked upon her job as just a 9-to-5 daily piece of work. "Just going into social work for the job itself does not give a real appreciation of opportunities for service," was her comment.

## Long Travels

After 33 years of full-time service at the institute, whose activities stretch into the night, every night, all day and even Saturdays and Sundays, Miss Newton says she has visions of her automobile being the old doctor's mare and finding its way to the institution alone.

Miss Newton has traveled around the world twice and on another occasion spent six months in Europe. She has friends in every country you can name.

## Reception Planned

She says she may travel abroad later with her sister, Abbie Newton, former educator. But just now she wants to join the force of volunteers without whom the institute could not exist, she emphasizes.

Before she has an opportunity to get into volunteer service the board will give a reception in her honor next Sunday at the institute, 435 S Boyle Ave.

The beautiful, authentic Spanish structure, designed by the late Sumner Spaulding, welcomes an approximate 25,000 individuals to its services each year.

## Staff of 21

These persons have become the friends of Miss Newton and her staff of 21 who speak 16 different languages. They have come to know the institute as their council house. The staff represents a little League of Nations, Miss Newton explains as she points to the rows of closed-case files.

However, she is boastful of the progress the mortgage-free institute has made since her first day 33 years ago when it was a department of the Young Women's Christian Association and occupied office space on Commercial St.

It appears the ratio of development and advancement has kept pace with the foreign-born population of this city which Miss Newton reports is now approximately 50% of the total. In-



*PROFESSIONAL social worker turned volunteer is Miss Elsie D. Newton, who has been director of International Institute for 33 years. She is to be honored next Sunday.*

Times photo

cluded, however, are the children of foreign-born parents.

The institute's 1951 record shows that 263 groups, with an enrollment of 2078, held 2045 meetings there. One hundred and six nationality organizations held 156 meetings and the institute sponsored 300 community events. All activities attracted a total attendance of 63,151.

Think of the myriad trials and errors any person would have when starting life in a foreign country, then picture the International Institute as the answer to all of them.

With a richer-than-ever background, Miss Newton will join the larger force of volunteers in social work. Congratulations!

(3434)  
LOS ANGELES, CALIF. VOL. 14

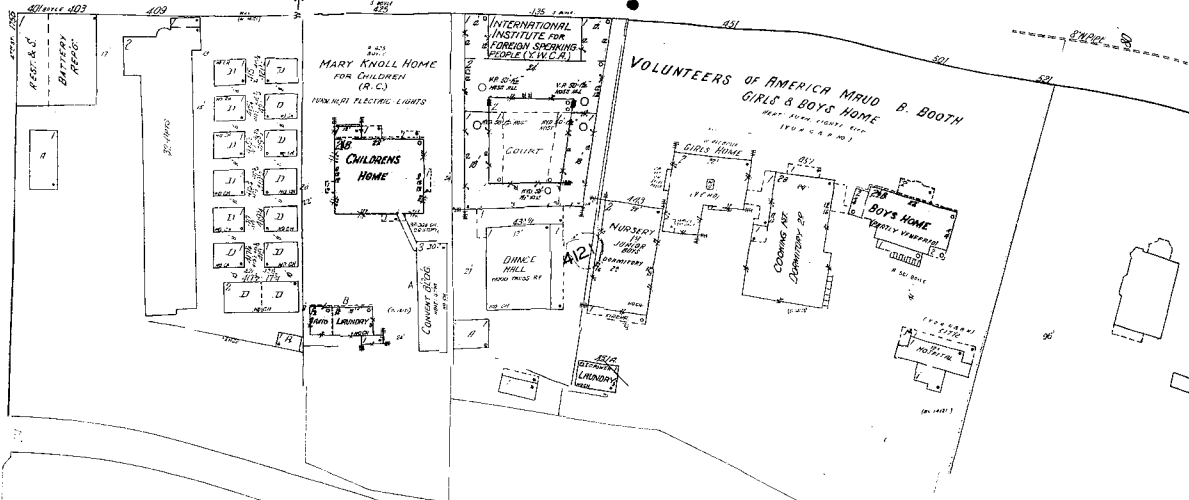
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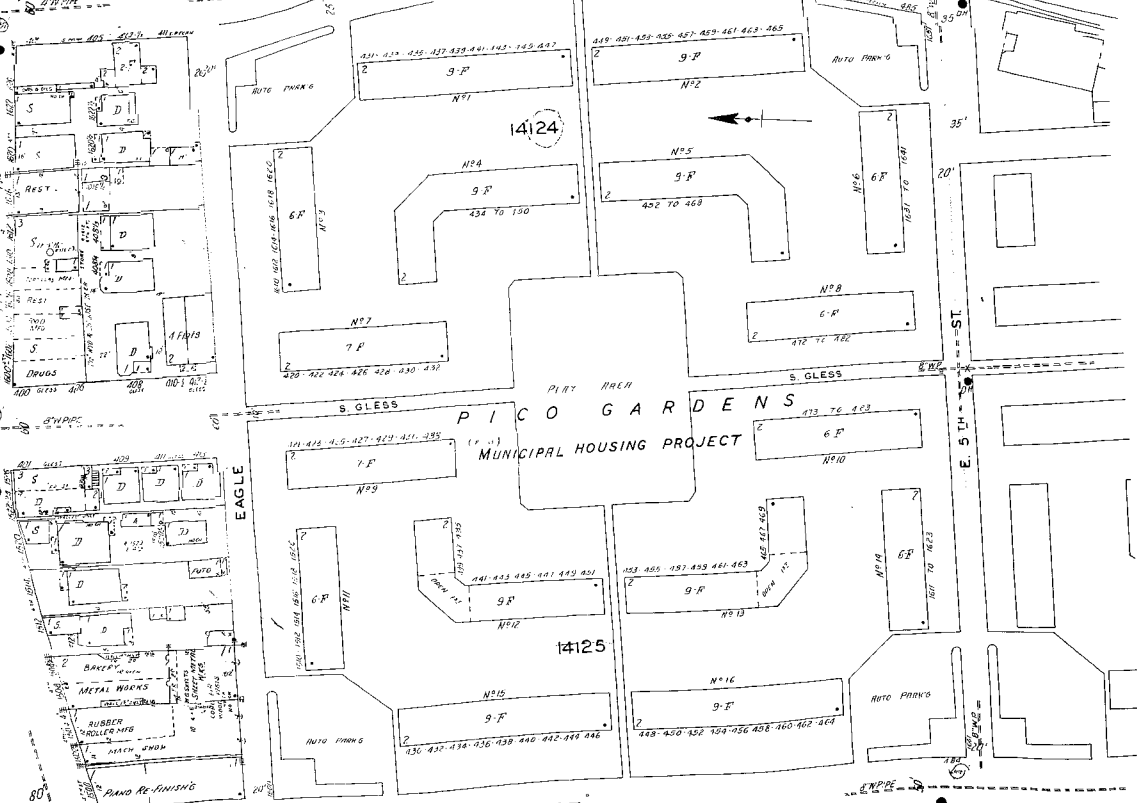
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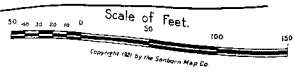
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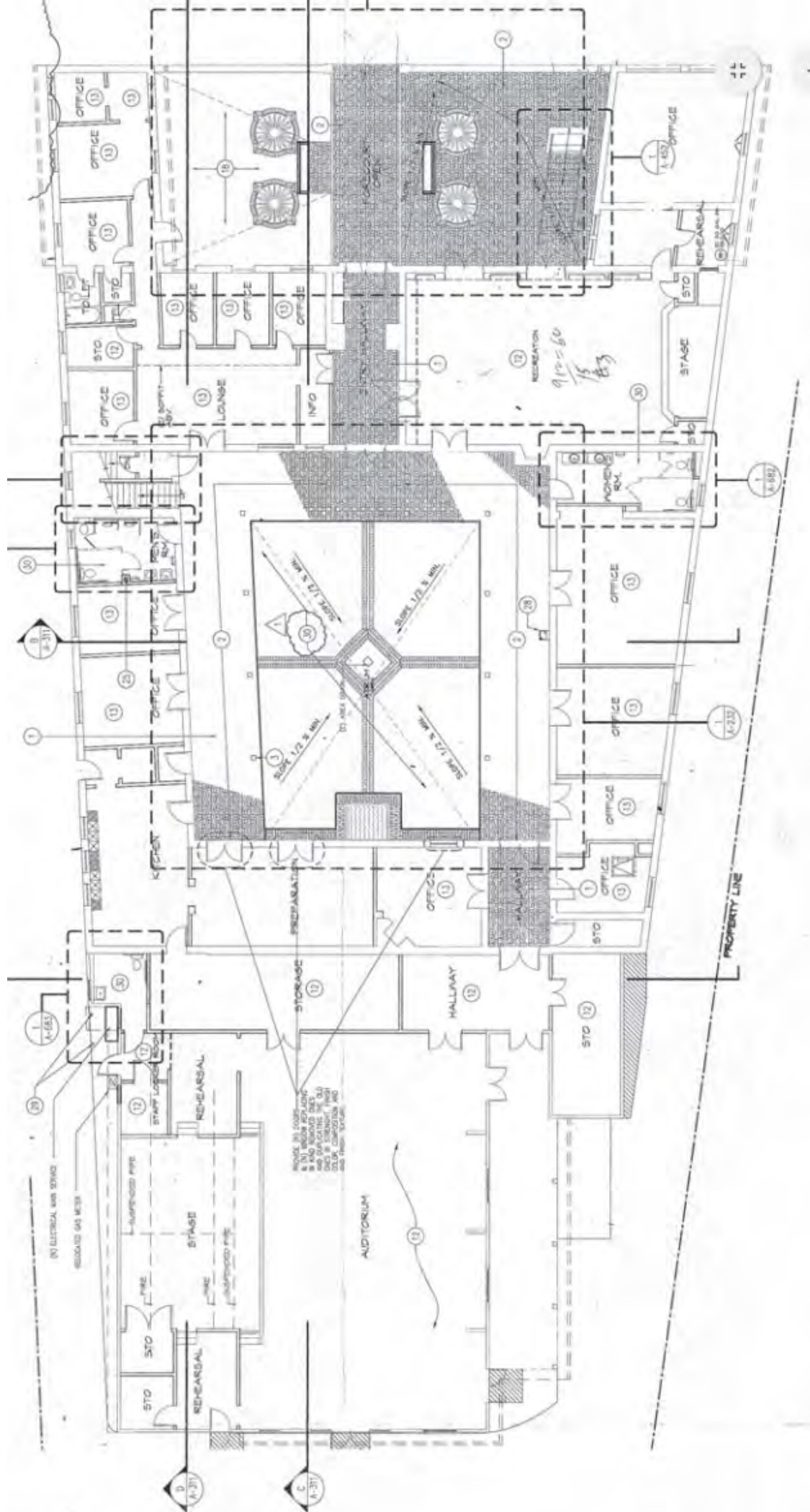
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All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

City Form 1

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

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

TAKE TO  
Room No. 248  
(2ND FLOOR)

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
ROOM No. 5  
(MAIN ST.)  
FLOOR)

ENGINEER  
PLEASE  
VERIFY

Lot..... Block.....

Tract.....

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Book..... Page..... F. B. Page.....

From No. 435 Dr. Boyle

To No. Return of 25th

Lot..... Block.....

Tract.....

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Book..... Page..... F. B. Page.....

Street.....

Street.....

O. K. City Clerk

O. K. City Engineer

By.....

By.....

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? *Residence 1 family*
2. What purpose will Building be used for hereafter? *Demolished*
3. Owner's name *Whiting Mead Company* Phone *Ja 5-241*
4. Owner's address *2260 E. Vernon*
5. Architect's name *Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act* Phone.....
6. Contractor's name *License 1467* Phone.....
7. Contractor's address.....
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building.} \$ *250.00*
9. Class of present Building *Frame* No. of Rooms at present *2*
10. Number of stories in height *Two* Size present Building *28 x 24*
11. State how many buildings are on this lot *One*
12. State purpose buildings on lot are used for *Residence*  
(Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in? *R-4*

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

*Demolish and remove from premises*

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) *Whiting Mead Co.*  
(Owner or Authorized Agent) *M. J.*

FOR DEPARTMENT USE ONLY

PERMIT No. <b>15136</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. <i>7/29/31 2-H-4</i> <i>W. H. 2/12</i> Clerk	Stamp here when permit is received <b>RECEIVED</b> <b>JUL 29 1931</b> <b>NOTED</b>
----------------------------	--	---	---

*14. L. O. Hayes*

*250*



14. Size of new addition.....*See*.....No. of stories in height.....Size of Lot.....x.....ft.  
15. Material of foundation.....Size footings.....Size wall.....Depth below ground.....  
16. Size of Redwood Mudsills.....x.....Size of interior bearing studs.....x.....  
17. Size of exterior studs.....x.....Size of interior non-bearing studs.....x.....  
18. Size of first floor joists.....x.....Second floor joists.....x.....  
19. Will all Lathing and Plastering Comply with Ordinance? *Yes*.....  
20. Will all provisions of State Housing Act be complied with?.....

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)**

(Owner or Authorized Agent)

**FOR DEPARTMENT USE ONLY**

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT	O.K.

## REMARKS



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Dist. Form 1

1

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application for the Erection of Buildings

CLASS ~~WOOD~~ **D Brick**

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.

*9 Pecan Terrace, M.B. 42-48*

Lot No. *Portion Lots 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000* Block *Hancock Survey, M.R. 1-463*  
(Description of Property)

O. K. City Clerk

By Deputy

O. K. City Clerk

By Deputy

TAKE TO  
Room No. 248  
(2ND FLOOR)

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
Room No. 5  
(MAIN ST.)  
FLOOR)

ENGINEER  
PLEASE  
VERIFY

District No. *D* M. B. Page *42-48* F. B. Page *42-48*

No. *435* *So. Boyle Ave.* Street  
(Location of Job)

*Box 4th St + 10th St*

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building *Y.W.C.A. activities* No. of Rooms *30* No. of Families *1*
- Owner's name *Young Women's Christian Association* Phone *DR 2172*
- Owner's address *941 So. Figueroa Los Angeles*
- Architect's name *Webster & Spelling* LICENSE NO. *8544* Phone *DR 2172*
- Contractor's name *PAUL DEHUEF* Phone *EM 3772*
- Contractor's address *2676 So. HARVARD AVE* STATE LICENSE NO. *4649*
- TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building} *\$30,000.00*
- Any other building or permit for a building on lot at present? *Yes* How used? *Gymnasium*
- Size of proposed building *110 x 130* Size of lot *125 x 231* feet
- Number of stories in height *1 and part 2* Height to highest point *35'-0"*
- Material of foundation *Concrete* Character of soil *Clay and Loam*
- Material of exterior walls *Brick*
- Material of interior construction *Wood*
- Material of floors *Cement and wood*
- Material of roof *Clay Tile and Composition*
- Will all lathing and plastering comply with Ordinance? *Yes*
- What zone is property in? *R-4*

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. <b>15647</b>	Plans and Specifications checked and found to conform to Ordinance <i>110-8-31</i> P. Examiner	Application checked and found O. K. <i>2/3</i> Clerk	RECEIVED AUG 5 1931 BUILDING DIVISION
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PLANS

*110-8-31*  
*110-8-31*

*5675*



FOR DEPARTMENT USE ONLY

APPLICATION	O.K. RSL
CONSTRUCTION	O.K. RSL
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT ✓	O.K.

REMARKS

Reinforcing steel 4 Tons.  
Cement 150 Bbls.

The purpose to which this building is  
to be put is plastering activities in  
the community.

Paul Beruff  
Owner Agent.



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Edg. Form 1

1

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application for the Erection of Buildings

CLASS "A"="B"="C" D BRICK

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.

TAKE TO  
Room No. 248  
(2ND FLOOR)

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
ROOM No. 5  
(MAIN ST.)  
FLOOR)

ENGINEER  
PLEASE  
VERIFY

Lot No. .... Block .....  
(Description of Property)

District No. .... M. B. Page ..... F. B. Page .....

No. 435 S. BOYLE AVE ..... Street  
(Location of Job)

O. K. City Clerk

Deputy

O. K. City Engineer

Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building PRIVATE GARAGE No. of Rooms 1 No. of Families 1
2. Owner's name YOUNG WOMEN'S CHRISTIAN ASSOC. Phone 2112
3. Owner's address 941 SO. FIGUEROA ST. LOS ANGELES
4. Architect's name W. B. DE HUFF Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act. License No. 4649 Phone EM 3772
5. Contractor's name PAUL DE HUFF Phone EM 3772
6. Contractor's address 2676 SO. HARCOURT AVE License No. 4649
7. TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building.} \$ 450 GYMNASIUM
8. Any other building or permit for a building on lot at present? YES How used? GARAGE
9. Size of proposed building 22 x 21 Size of lot 125 x 231 feet
10. Number of stories in height 1 Height to highest point 14 FT
11. Material of foundation CONCRETE Character of soil CLAY & LOAM
12. Material of exterior walls BRICK
13. Material of interior construction BRICK & PLASTER
14. Material of floors CEMENT
15. Material of roof CLAY TILE
16. Will all lathing and plastering comply with Ordinance? YES
17. What zone is property in? R-4

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. <b>16143</b>	Plans and Specifications checked and found to conform to Ord. <u>9-11-31</u> Plan Examiner <u>[Signature]</u>	Application checked and found O. K. <u>9/11/31</u> Clerk <u>[Signature]</u>	Stamp: <b>AUG 12 1931</b>
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Pl. For plans see 15647/31 250



**FOR DEPARTMENT USE ONLY**

APPLICATION	O.K. RSL
CONSTRUCTION	O.K. RSL
ZONING	O.K. MB
SET-BACK LINE	O.K. MB
ORD. 33761 (N. S.)	O.K. MB
FIRE DISTRICT	O.K. MB

# REMARKS

[illegible]



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 3

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

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		
TAKE TO Room No. 248 (2ND FLOOR)	Lot..... Block.....	Lot..... Block.....	O. K. City Clerk By _____ Deputy	
CITY CLERK PLEASE VERIFY	Tract .....	Tract .....		
	.....	.....		
	.....	.....		
TAKE TO ROOM No. 5 (MAIN ST. FLOOR)	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....	O. K. City Engineer By _____ Deputy	
ENGINEER PLEASE VERIFY	From No. ....	Street .....		
	To No. ....	Street .....		

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? *Club Bldg*
  - What purpose will Building be used for hereafter? *Same*
  - Owner's name *J. M. Boyle* Phone.....
  - Owner's address *435 So. Boyle Ave*
  - Architect's name *Berger, Eldridge & Co* License No. *1533* Phone *Fe 1251*
  - Contractor's name *Berger, Eldridge & Co* License No. *1533* Phone *Fe 1251*
  - Contractor's address *2206 Beverly Blvd*
  - VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-  
ment and Appliances in Completed Building.} \$..... ORDINANCE FEE \$100
  - Class of present Building *Brick* No. of Rooms at present.....
  - Number of stories in height *1 1/2* Size present Building.....
  - State how many buildings are on this lot.....
  - State purpose buildings on lot are used for *Club Bldg*  
(Apartment House, Hotel, Residence, or Any Other Purpose.)
  - What Zone is Property in? *Residential*
- STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

*Tile Bath, Kitchen & Bathroom*

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)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY			
PERMIT NO.  21895	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner.	Application checked and found O. K. 10-16-31 Clerk	RECEIVED OCT 17 1931 TUVUWU

*15-Lo Hayes*

*100*



- 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.**

(Owner or Authorized Agent)

**FOR DEPARTMENT USE ONLY**

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

## REMARKS

1000

1000



3

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

**Application to Alter, Repair, Move 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:

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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..... Lot.....

Tract..... Tract.....

Present location of building } 435 So. Boyle Ave.  
 (House Number and Street)

Approved by  
City Engineer.

New location of building } 435 So. Boyle Ave.  
 (House Number and Street)

Deputy.

Between what cross streets } 4TH & 5TH (continued)

1. Purpose of PRESENT building Gymnasium Families None Rooms 1  
 Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving Gymnasium Families None Rooms 1

3. Owner (Print Name) Young Womens Christian Association Phone.....

4. Owner's address So. Flower St and 435 So. Boyle Ave.

5. Certificated Architect Webber and Spaulding State OK & MA License No. DR 2172 Phone.....

6. Licensed Engineer " State " License No. .... Phone.....

7. Contractor PAUL DEHUFF State 855 License No. EM 7366 Phone EM 3772

8. Contractor's address 2676 So. Harcourt Ave.

9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment} \$ 2300.00  
 and Appliances in Completed Building.

10. State how many buildings NOW One Gymnasium See permit  
 on lot and give use of each. One Community Service Bldg. No. 15647 X.

11. Size of existing building 40 x 60 Number of stories high 1 Height to highest point 18'-0"  
130 x 190

12. Class of building Frame Material of existing walls Wood Exterior framework Wood  
 Wood or Steel

Describe briefly and fully all proposed construction and work:

Build foundation and concrete floor and superimpose  
thereon present gymnasium as shown on drawings

More building on same lot

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY					
PERMIT NO. <b>23253</b>	Zone <u>R4</u>	Fire District <u>14</u>	Set Back <u>120</u> Ft.	Street Widening <u>14</u> Ft.	Fee <u>6.35</u>
	Plans and Specifications checked <u>10/31</u>	Application checked and approved <u>10/31</u>	Stamp here when Permit is issued <b>1961 &amp; 1962</b>		
	Corrections verified <u>10/31</u>	For Plans See <u>X</u>	Inspector <u>10/31</u>		
PLANS AND SPECIFICATIONS <u>10/31</u>	Plans, Specifications and Application checked and approved <u>10/31</u>	SPRINKLER Required <u>X</u> Specified <u>Yes</u> Valuation Included <u>X</u>			



PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition ☒ Size of Lot ☒ Number of Stories when complete ☒

Material of Foundation ☒ Size of Redwood Sill ☒ Width of Footing ☒

Depth Footing below ground ☒ Width Foundation Wall ☒ Material Exterior Walls ☒

Size of Exterior Studs ☒ Size of Interior Bearing Studs ☒

Material of Floor ☒ Size of Rafter ☒ Spacing ☒

Material of Roof ☒ Size of Rafter ☒ Spacing ☒

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all of the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here

(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Set back.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1)

REINFORCED CONCRETE

The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Barrels of Cement.....

Tons of Reinforcing Steel.....

Sign Here

(Owner or Authorized Agent)

(3)

There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here

(Owner or Authorized Agent)

REMARKS

This Gymnasium is only for the use of members.

Joe Beck



3

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

## Application to Alter, Repair, Move 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..... Lot.....

Tract..... Tract.....

Present location of building	} <u>435 So Boyle</u> (House Number and Street)	} Approved by City Engineer.	
New location of building			} Deputy.
Between what cross streets			

- Purpose of PRESENT building Gymnasium Families..... Rooms.....  
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving Same Families..... Rooms.....
- OWNER (Print Name) International Institute Phone CA 14191
- Owner's address 435 So Boyle
- Certificated Architect..... State License No..... Phone.....
- Licensed Engineer..... State License No..... Phone.....
- Contractor Richards - Neustadt Const Co State License No. 592 Phone LA 5500
- Contractor's address 5500 So Boyle
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 300.00
- State how many buildings NOW } Two - Office & Gymnasium  
on lot and give use of each. } Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building 40 x 60 Number of stories high 1 Height to highest point 5.0
- Class of building D Material of existing walls Wood Exterior framework.....  
Describe briefly and fully all proposed construction and work:  
Lay hardwood floor in gymnasium

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.  <b>12422</b>	FOR DEPARTMENT USE ONLY				Fee <u>2.50</u>  Stamp here when Permit is issued  <b>SEP 24 1964</b>
	Plans and Specifications checked	Zone <u>14</u>	Fire District No.		
	Corrections verified	Bldg. Line <u>11</u>	Street Widening Ft. Ft.		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>Life guard</u> Clerk			
PLANS Rec'd <u>2</u>	For Plans See <u>7</u>	Filed with <u>7</u>	Required Valuation Included <u>Yes</u> Specified <u>No</u>		Inspector <u>H. J. B. [Signature]</u>



PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....  
Material of Foundation.....Width of Footing.....Depth of footing below ground.....  
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....  
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....  
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....  
I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here.....*Richard S. Westlund, Inc.*.....  
(Owner or Authorized Agent)

By.....

*OTM Co. Inc.*

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE  
Barrels of Cement.....  
Tons of Reinforcing Steel.....  
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from.....Street.....  
Sign Here.....  
(Owner or Authorized Agent)

(3) No required windows will be obstructed.  
Sign Here.....  
(Owner or Authorized Agent)  
(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.  
Sign Here.....  
(Owner or Authorized Agent)

REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

OWNER OR AUTHORIZED AGENT

This building has been used for a gymnasium for the last ten years.



3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair, Move 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:

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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.....

Tract.....

Present location of building } 435 So Boyle } Approved by  
(House Number and Street) City Engineer.  
New location of building } ..... }  
(House Number and Street) Deputy.  
Between what cross streets } 4TH & 5TH }

1. Purpose of PRESENT building Gymnasium Families..... Rooms.....  
Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving Gymnasium Families..... Rooms.....

3. OWNER (Print Name) International Institute Phone AN 14171

4. Owner's address 435 So Boyle

5. Certificated Architect Sumner Spaulding State License No..... Phone ND 64423

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor Richards-Neubert Const Co State License No..... Phone 4-5500

8. Contractor's address 5500 So Boyle

9. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment thereon, or thereon.} \$ 300.00

10. State how many buildings NOW } Two - Office & Gymnasium }  
on lot and give use of each. } Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building 40 x 60 Number of stories high 1 Height to highest point 30

12. Class of building D Material of existing walls Wood Exterior framework Wood  
Wood or Steel

Describe briefly and fully all proposed construction and work:

Extend north wall of building as per attached plans  
Add porch on south side.

Fill in Application on other Side and Sign Statement

PERMIT NO.		FOR DEPARTMENT USE ONLY		Fee	
12809	Plans and Specifications checked	Law	Fire District	Stamp here when Permit is issued	
	Corrections verified	Bldg. Line	No.		
	Plans, Specifications and Applications checked and approved	St. Widening		Inspector	
	For Plans See	Filed with	Required Valuation		
PLANS					

13



PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition  $10' \times 60'$  and  $14' \times 9'$  Size of Lot  $100' \times 300'$  Number of Stories when complete  $1$   
Material of Foundation  $Concrete$  Width of Footing  $12"$  Depth of footing below ground  $9'$   
Width Foundation Wall  $12"$  Size of Redwood Sill  $2' \times 6'$  Material Exterior Walls  $Post & beam$   
Size of Exterior Studs  $2' \times 4'$  Size of Interior Bearing Studs  $2' \times 4'$   
Joists: First Floor  $2' \times 8'$  Second Floor  $2' \times 8'$  Rafters  $2' \times 4'$  Roofing Material  $Asph & Flt$

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here *Richards Construction Co* (Owner or Authorized Agent)

By *W. L. Lamm*

FOR DEPARTMENT USE ONLY			
Application <i>10'</i>	Fire District <i>1st</i>	Bldg. Line <i>7</i>	Street Widening
Construction <i>2'</i>	Zoning <i>2'</i>	Forced Draft Ventil.	Termite Inspection

(1) REINFORCED CONCRETE  
Barrels of Cement  
Tons of Reinforcing Steel  
(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street  
Sign Here (Owner or Authorized Agent)

(3) No required windows will be obstructed.  
Sign Here (Owner or Authorized Agent)  
(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.  
Sign Here (Owner or Authorized Agent)

REMARKS:

ALL WOOD STRUCTURE BELOW THE FIRST FLOOR SHALL BE TREATED AGAINST TERMITAL INFESTATION AS REQUIRED BY SEC. 105 OF BUILDING ORDINANCE

OWNER OR AUTHORIZED AGENT

THIS BUILDING HAS BEEN USED AS

GYMNASIUM FOR THE LAST 10 YEARS

*W. L. Lamm*











3

# APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	BLK.	TRACT	DIST. MAP
Part of 2	529	Hancock Survey	
2. BUILDING ADDRESS	APPROVED		ZONE
435 S. Boyle Ave.			
3. BETWEEN CROSS STREETS			FIRE DIST.
4th St.	AND 5th St.		
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING		INSIDE
Offices, etc.	Same		KEY
5. OWNER	PHONE		COR. LOT
C. R. Nelson			REV. COR.
6. OWNER'S ADDRESS	P.O.	ZONE	LOT SIZE
796 W. Altadena			
7. GEN. ARCH.	STATE LICENSE PHONE		
8. LIC. ENGR.	STATE LICENSE PHONE		REAR ALLEY
			SIDE ALLEY
9. CONTRACTOR	STATE LICENSE PHONE		BLDG LINE
Williams Wtrpfg. Co.	160105 CK 78191		
10. CONTRACTOR'S ADDRESS	P.O.	ZONE	AFFIDAVITS
3107 Fletcher Dr.	L.A.	65	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE
107x133	1&2	-	-
12. MATERIAL	ROOF CONST.		SPRINKLERS REQ'D. SPECIFIED
EXT WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		
3 435 S. Boyle Ave.			DISTRICT OFFICE

VALIDATION	A 78080		CASHIER'S USE ONLY	
TYPE	GROUP	MAX. OCC	UL-25-57	4 2 7 7 5
IIIA	B-2	N.C.	UL-25-57	4 2 7 7 6
			A - 2 CS	5.00
			A - 1 CS	10.50
C. OF O. ISSUED				
INSPECTOR	P.C.	S.P.C.	B.P.	I.F.
	5.00		10.50	

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 2500.00	DWELL. UNITS
14. SIZE OF ADDITION	STORIES	HEIGHT
15. NEW WORK: EXT. WALLS	ROOFING	VALUATION APPROVED
Parapet wall corr. - Boyle Ave.		APPLICATION CHECKED
north, south and inner exit courts		APPLICATION CHECKED
Correction of tile to be under		separate permit
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED
SIGNED <i>James E. Smith</i>		PLANS APPROVED
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED



3

# APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT parcel of arbitrary nos.	TRACT part of lot 2 blk. 5 of Hancock Survey	7/18	DIST. MAP
2. BUILDING ADDRESS	435 S. Boyle Ave.	APPROVED	ZONE
3. BETWEEN CROSS STREETS	4th St. AND 5th St.	ABU	FINE DIST
4. PRESENT USE OF BUILDING	Offices & Assembly	Same	INSIDE
5. OWNER	International Institute of L.A.	PHONE	KEY
6. OWNER'S ADDRESS	435 S. Boyle Ave., L.A. 53	P.O.	COR. LOT
7. CERT. ARCH.	John Rex	STATE LICENSE	REV. COR.
8. LIC. ENGR.	John Rex	STATE LICENSE	LOT SIZE
9. CONTRACTOR	Owner	STATE LICENSE	REAR ALLEY
10. CONTRACTOR'S ADDRESS		PHONE	SIDE ALLEY
11. SIZE OF EXISTING BLDG	110 x 203	STORIES	BLDG LINE
12. MATERIAL	WOOD	HEIGHT	AFFIDAVITS
EXT. WALLS	STUCCO	NO OF EXISTING BUILDINGS ON LOT AND USE	BLDG AREA
	BRICK	3 social ed.	N.C.
	CONC. BLOCK		STAGE
	CONCRETE		AREA
	ROOF CONST.		
	WOOD		
	CONC.		
	STEEL		
	OTHER		
	ROOFING		
	SPRINKLERS		
	REAR ALLEY		
	SIDE ALLEY		
	BLDG LINE		
	AFFIDAVITS		
	BLDG AREA		
	N.C.		
	STAGE		
	AREA		
	DISTRICT OFFICE		
	LA		

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$5000.00	DWELL. UNITS	
14. SIZE OF ADDITION	10x18 15x16 dressing rooms 12x72	PARKING SPACES	3 existing
15. NEW WORK: EXT. WALLS	hallway, exit stairway provide enclosing walls of 1 hr. constr.	GUEST ROOMS	
ISSUED	for auditorium to comply	FILE WITH	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED	COMM. INSP
SIGNED: John Rex		PLANS APPROVED	COMMERCIAL CONS. BUREAU
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED	INSPECTOR
TYPE & GROUP		MAX. OCC.	P.C.
IIIA G1 B2		MAX. OCC.	P.C.
VALIDATION		MAX. OCC.	P.C.
OK TO 10.00		MAX. OCC.	P.C.
JUL-17-57		MAX. OCC.	P.C.
SEP-10-57		MAX. OCC.	P.C.
LA81888		MAX. OCC.	P.C.
51826		MAX. OCC.	P.C.
A - 2 CK		MAX. OCC.	P.C.
10.00		MAX. OCC.	P.C.
C - 1 CK		MAX. OCC.	P.C.
18.00		MAX. OCC.	P.C.

M-9233

PUBLIC SEWER AVAILABLE



ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

JUL 17 1960

Removal of illegal structures  
Change in plot plan





Primary facade, view west. Photo: Laura Dominguez, 2017.



Primary entrance, view west. Photo by: Andrea Griego, 2019.





Forecourt, view west. Photo by Laura Dominguez, 2017.



Balcony on north courtyard facade, view northeast. Photo by: Andrea Griego, 2019.





Main courtyard, view west. Photo by: Andrea Griego, 2019.



Main courtyard, view north exiting entry hallway. Photo by: Andrea Griego, 2019.





Main courtyard, view southwest. Photo by: Andrea Griego, 2019.



Auditorium interior, view northwest. Photo by: M. Rosalind Sagara/L.A. Conservancy, 2019.





Auditorium interior, view southwest. Photo by: M. Rosalind Sagara/L.A. Conservancy, 2019.



Rear (west) facade, view east. Photo by: Andrea Griego, 2019.





Secondary elevation (south), view facing northwest. Photo by: Andrea Griego, 2019.



Covered walkway at south facade, view northeast. Photo by: M. Rosalind Sagara/L.A. Conservancy, 2019.





Secondary elevation (north), view west. Photo by: Andrea Griego, 2019.



Secondary elevation (south), view east. Photo by: Andrea Griego, 2019.





Forecourt mural on perimeter wall, view east. Photo by: Andrea Griego, 2019.



Main courtyard fountain. Photo by: Laura Dominguez, 2017.





Entry hallway reception window. Photo by: M. Rosalind Sagara/L.A. Conservancy, 2019.



Brick bench in entry hallway. Photo by: Andrea Griego, 2019.



## 8. HISTORICAL PHOTOGRAPHS & EPHEMERA

International Institute of Los Angeles  
435 S. Boyle Avenue



Group photo of Mexican American women on International Institute outing, circa 1920. Los Angeles Public Library/Shades of L.A. Collection





Women's group at Perry House (1315 Pleasant Avenue), circa 1920. Los Angeles Public Library/Shades of L.A. Collection







A group in costume at the International Institute's Fourth of July celebration in 1923. Los Angeles Public Library/Shades of L.A. Collection

The **INTERNATIONAL INSTITUTE** has proved conclusively in its 10 years' existence in Los Angeles that the type of work it is doing is not only worth while but indispensable.

The International Institute is **ready to grow in every direction**, but is prevented from doing so by its present cramped quarters.

We need room to give our girls **adequate physical training**.

We need room for **classes and clubs**.

We need room in which to give lectures and talks where more than 50 people can sit comfortably. **If we had room for 500 we could have 500.**

We have made the **first payment** on a lot at 435 South Boyle Avenue and established temporary headquarters there.

**276 foreign-born women** have already contributed toward the purchase price of the new lot.

The Mexican girl who gave the first dollar, said, "You know I am not earning very much, but I am going to give a dollar a month until that property is paid for."

Will **you** help her?

Make checks payable to:

The International Institute Building Fund  
of the Y. W. C. A.

Mail to The International Institute,  
435 South Boyle Avenue,  
Los Angeles, California.

### COMMITTEE OF MANAGEMENT of the INTERNATIONAL INSTITUTE

Mrs. George Herbert Clark.....Chairman  
Miss Madeline F. Wills.....Vice-Chairman  
Mrs. Yale C. Poirer.....Secretary

Miss Louise Atsatt	Mrs. C. D. Cheeseman
Mrs. Frank Baierski	Miss Caroline Darnall
Miss Sue D. Barnwell	Mrs. Abbie Fiske Eaton
Mrs. W. E. Belknap	Mrs. M. Grant Edmands
Mrs. H. K. W. Bent	Mrs. Blanche B. Field
Dr. Evangeline Caven	Mrs. John R. Graves

### MEMBERS OF STAFF

Miss Elsie D. Newton.....Executive Secretary  
Miss Esther D. Bartlett.....Director of Group Activities  
Miss Mary Mulholland.....Office Secretary  
Miss Elizabeth Beglaroff.....Russian Secretary  
Mrs. Kura Koyama.....Japanese Secretary  
Mrs. Wanda Orselli.....Jugo-Slav Secretary  
Miss Marie Pilibossian.....Armenian Secretary  
Mrs. Suski.....Japanese Office Secretary



Motion Pictures at the Armenian Community Center  
Raising Money to Buy "Our" New Institute

## International Institute

of the

## Young Women's Christian Association



Service Bureau for Foreign Speaking People

435 SOUTH BOYLE AVENUE

LOS ANGELES, - - - CALIFORNIA



The INTERNATIONAL INSTITUTE serves as a Committee of Welcome to the newcomers to our city from every country under the sun.

The people who come to the Institute vary as much in their social backgrounds and educational advantages as do the nationalities they represent.

Service rendered in 1923 to representatives from:

Armenia .....	1428	Japan .....	3374
Austria .....	5	Jugo-Slavia .....	423
Bohemia .....	2	Lithuania .....	2
Bulgaria .....	3	Mexico .....	1585
China .....	122	Norway .....	3
Czecho-Slovakia .....	90	Philippine Islands .....	2
Denmark .....	5	Poland .....	40
England .....	19	Rumania .....	2
France .....	88	Russia .....	2144
Germany .....	82	Scotland .....	5
Hungary .....	6	Spain .....	6
Greece .....	99	Sweden .....	2
Holland .....	5	Switzerland .....	16
Italy .....	246	Syria .....	6



39 Institute Girls of 6 Nationalities at Summer Camp

525 foreign-born women and girls enrolled in 26 clubs.

175 foreign-born women enrolled in educational classes.

Attendance at clubs, classes and social gatherings, 12,870.

The INTERNATIONAL INSTITUTE is the only organization in the city that employs a staff of trained nationality workers; women of education, culture and social vision who speak 14 languages.

These workers make it possible to offer protection and advice at once to the foreign-born women coming into the city, and later to put her in touch with the opportunities of the community and to help create a sympathetic relationship between native and foreign-born residents of our city.

### INTERESTING FIGURES, BUT THEY TELL ONLY PART OF THE STORY

Adjustment to new environment .....	2627	Interpreting .....	716
Deportation .....	9	Legal Aid .....	238
Distribution of clothing .....	50	Letters Written .....	195
Distribution of Christmas dinners .....	126	Medical .....	541
Domestic Adjustment .....	162	Community Organization .....	1345
Employment .....	351	Shopping .....	46
		Translating .....	159
		Nights Lodging .....	1879

Terese, a Lithuanian girl 19 years of age, came all the way to Los Angeles alone to marry a man whom she had known only through correspondence. Because of government co-operation the Institute knew of her arrival and a worker who spoke her language was at the station to meet her. This man the Institute had already found to have a wife and family, so Terese was persuaded to come to the Institute until she could find a good home where she could work and learn English.

What would have become of Terese had there not been an International Institute and a worker who spoke Lithuanian?

### SAFE HOUSING A GREAT NEED

With no adequate equipment the Institute gave 1,879 nights' lodgings to Bohemian, French, Russian, German, English, Mexican, Danish and North American Indian girls.

The Japanese community has equipped a dormitory for Japanese girls under the supervision of the International Institute. Thirty girls lived there in 1923. Nine girls were married at the dormitory.



A Typical Group of International Institute Emergency Lodgers and Their Stories

A telephone call from the General Hospital stated that the wife and a little son of the Danish man, shot by a lunatic on an overland train must be housed while he was in the hospital. The Institute door was open.

A Mexican girl was orphaned at 13, married at 14 and at 18 fled with her two baby girls to the International Institute when she was turned out of her home by her husband.

An American Indian mother and son came to the International Institute when she could find no other lodging and there her baby girl was born a month ago.



International Day program at the International Institute, 1924. Los Angeles Public Library/Shades of L.A. Collection





Japanese Girls' Day Festival, circa 1930. Los Angeles Public Library/Shades of L.A. Collection



Children dancing at International Institute festivals, 1931-1961. Los Angeles Public Library/Shades of L.A. Collection





View of the courtyard at the International Institute administration building, 1932. Los Angeles Public Library/Shades of L.A. Collection



Planning International Day with Mrs. Otto Wartenweiler, c. 1932. Courtesy International Institute of Los Angeles





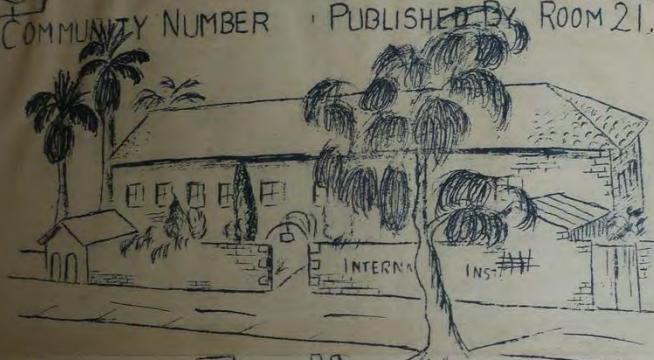
International Day Festival, 1933. Courtesy International Institute of Los Angeles



Photo collage of girls studying and reading at the Children's library at the International Institute, 1933. Los Angeles Public Library/Shades of L.A. Collection



1938



## AROUND THE NEIGHBORHOOD

Our class had been talking about getting acquainted with the neighborhood. So the day was set for February 22, when we decided to make a visit to the important community centers.

We left school at one o'clock, and walked through Hollenbeck Park over to Boyle Avenue, which used to be one of the fine old residential streets of Los Angeles.

The first place at which we stopped was International Institute. It was closed! We had forgotten all about Washington's birthday. But we weren't entirely disappointed, because we had planned to visit other centers near by. We had divided our committee into two groups—artists and reporters. The artists went across the street and sketched International House, while those of us who were reporters went on to the next place for news.

Later we returned to International House and visited there while Heiko sketched the doorway. As luck would have it, Miss Bartlett arrived.

She was very surprised when she saw so many of us in her doorway. But when we told her who we were, and what we wanted, she became interested at once. It seemed to me that she was always smiling. Would we care to go in and look around? That was just what we did want, and off we started.

The building has a large patio in the center, and all the rooms open out on it. We went through club rooms, living rooms, dining rooms, a kitchen, and an auditorium. At last she took us to a little library back of the main building. In here we found that most of the books were for children who come to International House.

Then Miss Bartlett told us some important things about the Institute, and how it helped people. It takes care of foreigners who for the most part are Europeans. They have had sixty-one different nationalities coming there at one time or another.

Student artwork documenting the International Institute, "Breed Street News Flashes," 1938. Courtesy International Institute of Los Angeles



Czech dance group at the International Institute, circa 1940. Los Angeles Public Library/Shades of L.A. Collection



H 696



WAR RELOCATION AUTHORITY  
Midland Savings Bldg.  
Denver, Colo.

NO: W-696  
DATE: 5/31/43

PHOTO LOCATION: Los Angeles, California

DATA: Miss Heiko Ito, secretary at International Institute, Los Angeles, with her class, Miss Eva Lee of Chinese descent (right) in the patio of International Institute. Miss Ito is one of two Nisei girls employed in the office at International Institute, a community-wide service agency and cultural center at 4 South Boyle Ave., Los Angeles. In 1942 she left Foster and went to Chicago, returning to Los Angeles in March, 1943. She is very happy in her present work.

Photographer: CHAS. M. RACE

12E H-696



# City of Los Angeles Department of City Planning

## 2/10/2020 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

435 S BOYLE AVE  
455 S BOYLE AVE

### ZIP CODES

90033

### RECENT ACTIVITY

CHC-2020-899-HCM  
ENV-2020-900-CE

### CASE NUMBERS

CPC-2016-2905-CPU  
CPC-2015-1462-CA  
CPC-2008-3125-CA  
CPC-2007-5599-CPU  
CPC-2007-3036-RIO  
CPC-1990-596-GPC  
CPC-1987-268-ZC  
ORD-184246  
ORD-183145  
ORD-183144  
ORD-171938  
ORD-169208-SA1040  
ORD-129279  
ZA-1989-789-PAD  
ENV-2016-2906-EIR  
ENV-2015-1463-ND  
ENV-2013-3392-CE  
ENV-2007-5600-EIR  
ENV-2007-3037-ND  
ND-83-377-ZC-HD  
PRIOR-06/01/1946

### Address/Legal Information

PIN Number	127-5A221 232
Lot/Parcel Area (Calculated)	20,832.6 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID J5
Assessor Parcel No. (APN)	5174002017
Tract	35 ACRE LOTS OF THE LOS ANGELES CITY LANDS "HANCOCK SURVEY"
Map Reference	M R 1-463/464
Block	59
Lot	PT 2
Arb (Lot Cut Reference)	14
Map Sheet	127-5A221

### Jurisdictional Information

Community Plan Area	Boyle Heights
Area Planning Commission	East Los Angeles
Neighborhood Council	Boyle Heights
Council District	CD 14 - José Huizar
Census Tract #	2060.50
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]R4-1-RIO-CUGU
Zoning Information (ZI)	ZI-2458 Clean Up Green Up Supplemental Use District ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2358 River Improvement Overlay District ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Boyle Heights
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: PUENTE Learning Center
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5174002017
Ownership (Assessor)	
Owner1	INTERNATIONAL INSTITUTE OF L A
Address	3845 SELIG PL LOS ANGELES CA 90031
Ownership (Bureau of Engineering, Land Records)	
Owner	INTERNATIONAL INSTITUTE OF LOS ANGELES
Address	435 S. BOYLE AVE. LOS ANGELES CA 90033
Owner	INTERNATIONAL INSTITUTE OF LOS ANGELES
Address	435 S. BOYLE AVE. LOS ANGELES CA 90033
APN Area (Co. Public Works)*	0.654 (ac)
Use Code	6400 - Recreational - Club, Lodge Hall, Fraternal Organization - One Story
Assessed Land Val.	\$88,304
Assessed Improvement Val.	\$233,119
Last Owner Change	00/00/1965
Last Sale Amount	\$0
Tax Rate Area	4
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1926
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	15,010.0 (sq ft)
Building 2	
Year Built	1932
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	240.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5174002017]
<b>Additional Information</b>	
Airport Hazard	None

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.20611192
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE

#### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5174002017]
Ellis Act Property	No

#### Public Safety

Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	462
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	2
Red Flag Restricted Parking	No



## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-2905-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-5599-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1990-596-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HISTORIC MONUMENT APPLICATION FOR THE CROSS OF SAN YSIDRO
Case Number:	CPC-1987-268-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	GENERAL PLAN AMENDMENT FROM PUBLIC & QUASI-PUBLIC (PRIVATE SCHOOL, HOSPITAL, CEMETERY, ETC.)(FOOTNOTE #3-QUASI-PUBLIC LAND DESIGNATION ON THIS MAP INDICATES EXISTING USES WHICH ARE ANTICIPATED TO REMAIN. THE PLAN DOES NOT PROPOSE PUBLIC ACQUISITION) TO HIGHWAY ORIENTED/LIMITED COMMERCIAL (C1,C2, P) AND ZONE CHANGE FROM R4-2 TO T Q C2-2.
Case Number:	ZA-1989-789-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	INT'L INSTITUTE OF LOS ANGELES WITH AN ADDITION OF OFFICE SPACE IN THE FRONT OF THE PROPERTY IN THE R4-2 ZONE.
Case Number:	ENV-2016-2906-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2007-5600-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	BOYLE HEIGHTS COMMUNITY PLAN REVISION (FORMERLY CPU4)
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ND-83-377-ZC-HD
Required Action(s):	HD-HEIGHT DISTRICT

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZC-ZONE CHANGE

Project Descriptions(s): Data Not Available

## **DATA NOT AVAILABLE**

ORD-184246

ORD-183145

ORD-183144

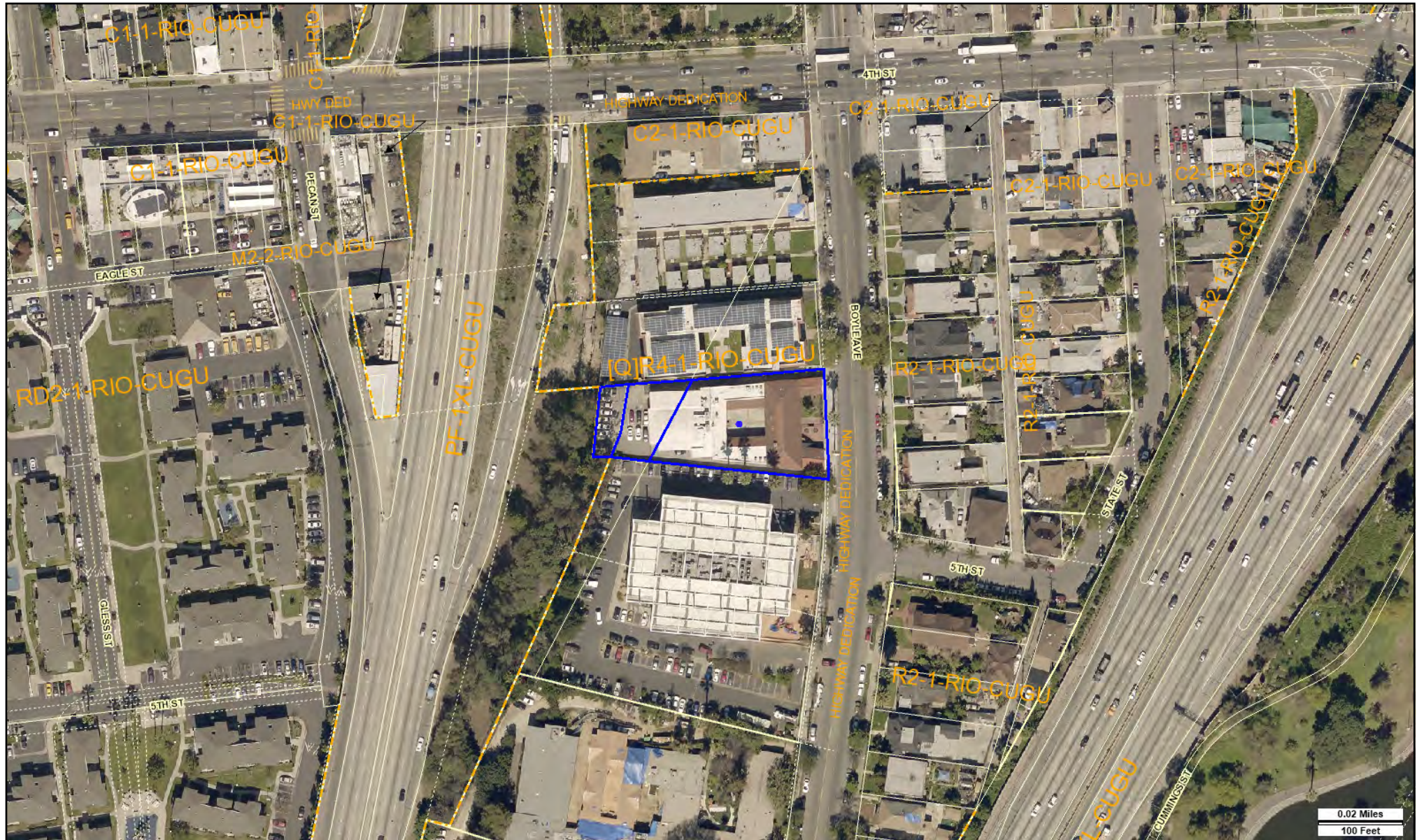
ORD-171938

ORD-169208-SA1040

ORD-129279

PRIOR-06/01/1946





Address: 435 S BOYLE AVE

Tract: 35 ACRE LOTS OF THE LOS  
ANGELES CITY LANDS "HANCOCK  
SURVEY"

Zoning: [Q]R4-1-RIO-CUGU

APN: 5174002017

Block: 59

General Plan: Medium Residential

PIN #: 127-5A221 232

Lot: PT 2

Arb: 14





**INTERNATIONAL INSTITUTE OF LOS ANGELES**

435-455 South Boyle Avenue

CHC-2020-899-HCM

ENV-2020-900-CE

**LETTERS OF SUPPORT**



# BOYLE HEIGHTS COMMUNITY PARTNERS

WWW.BOYLEHEIGHTSCOMMUNITYPARTNERS.COM

August 27, 2019

Melissa Jones  
Office of Historic Resources, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012

Dear Ms. Jones,

On behalf of the Boyle Heights Community Partners and a group of historians and preservationists, we submit a Historic-Cultural Monument nomination for the property located at 435 S. Boyle Avenue in the Boyle Heights neighborhood. Since 1924, the subject property has been associated with the International Institute of Los Angeles (IILA), one of more than fifty immigrant-serving agencies to open nationwide under the auspices of the Young Women's Christian Association (YWCA) in the early twentieth century. The site is significant for its associations with Progressive Era reform, women's social movements, and patterns of immigration in Los Angeles. As a community-serving institution, the subject property is emblematic of Boyle Heights' ethno-racial diversity prior to World War I and through the post-World War II-era. The subject property is an excellent example of Spanish Colonial Revival architecture in an institutional setting.

Given the subject property is zoned R4, within a transit priority area, and currently on the market, we are concerned about the potential for demolition and/or loss of character-defining features of this important historic and cultural site. To document and conserve an important part of Los Angeles heritage, we submit the Historic-Cultural Monument nomination for the International Institute of Los Angeles.

Sincerely,



Vivian Escalante  
President, Boyle Heights Community Partners

Enclosure

Cc: Laura Dominguez, PhD Candidate in History, University of Southern California  
M. Rosalind Sagara, Los Angeles Conservancy

# *Boyle Heights Historical Society*

Since 2005

## **Executive Officers**

Eliseo (Alex) Tenorio  
*President*

Vivian Escalante  
*Vice President/  
Interim Secretary*

Rose Acosta-Yonai  
*CFO/Treasurer*

October 4, 2019

Melissa Jones  
Office of Historic Resources, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012

Dear Ms. Jones,

Thank you for the opportunity to voice our support for the Historic-Cultural Monument (HCM) designation of the International Institute of Los Angeles (IILA) located at 435 S. Boyle Avenue. The IILA was one of more than fifty immigrant-serving agencies to open nationwide under the auspices of the Young Women's Christian Association (YWCA) in the early twentieth century. The site is significant for its associations with Progressive Era reform, women's social movements, and patterns of immigration in Los Angeles. In addition to the important social history this site represents, the property is an excellent example of Spanish Colonial Revival architecture in an institutional setting and in the Boyle Heights neighborhood.

The Boyle Heights Historical Society is a membership-based non-profit organization whose mission is to engage the public's interest to collect, preserve, appreciate and share knowledge relevant to the diverse social, ethnic, cultural, geographic and architectural heritage of Boyle Heights within its regional context.

Boyle Heights is among the oldest neighborhoods in Los Angeles. There are many historic and culturally significant resources in Boyle Heights, yet few have achieved HCM status. We urge you to support the designation of the International Institute of Los Angeles. Please do not hesitate to contact me at [eliseotenorio@yahoo.com](mailto:eliseotenorio@yahoo.com) should you have any questions or concerns.

Sincerely,



Eliseo Alex Tenorio  
President, Boyle Heights Historical Society



# *Boyle Heights Historical Society*

Since 2005

## **Excutive Officers**

Eliseo (Alex)  
Tenorio  
*President*  
  
Vivian Escalante  
*Vice President*  
  
Rose Acosta-Yonai  
*CFO/Treasurer*

August 30, 2019

Melissa Jones  
Office of Historic Resources, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012

Dear Ms. Jones,

Thank you for the opportunity to voice my/our support for the Historic-Cultural Monument (HCM) designation of the International Institute of Los Angeles (IILA) located at 435 S. Boyle Avenue. The IILA was one of more than fifty immigrant-serving agencies to open nationwide under the auspices of the Young Women's Christian Association (YWCA) in the early twentieth century. The site is significant for its associations with Progressive Era reform, women's social movements, and patterns of immigration in Los Angeles. In addition to the important social history this site represents, the property is an excellent example of Spanish Colonial Revival architecture in an institutional setting and in the Boyle Heights neighborhood.

The Boyle Heights Historical Society is a membership-based non-profit organization whose mission is to engage the public's interest to collect, preserve, appreciate and share knowledge relevant to the diverse social, ethnic, cultural, geographic and architectural heritage of Boyle Heights within its regional context.

Boyle Heights is among the oldest neighborhoods in Los Angeles. There are many historic and culturally significant resources in Boyle Heights, yet few have achieved HCM status. We urge you to take into consideration the designation of the International Institute of Los Angeles.

Please do not hesitate to contact me if you should have any questions or concerns.

Sincerely,

Alex Tenorio  
eliseotenorio@yahoo.com



Alan D. Leve Center for Jewish Studies

Caroline Luce Ph.D.  
310 Royce Hall  
Box 951485  
Los Angeles, CA 90095-1485  
310-825-5387  
cluce@humnet.ucla.edu

Los Angeles Cultural Heritage Commission  
200 N. Spring Street #667  
Los Angeles, CA 90012

RE: Support for International Institute of Los Angeles Historic Cultural Monument nomination

Dear Commissioners,

I am writing today as both an historian and a concerned Angeleno offer my support to the nomination of the International Institute of Los Angeles as a Historic Cultural Monument.

In the past few years, Americans have been reckoning with our collective past and how best to commemorate our history. We have had vital – and often heated – debates about confederate statues, about the centrality of slavery to our nation’s founding, and about how to apply the lessons of the Holocaust and Japanese internment to the crisis unfolding at our southern border. Representation has been central to these debates: whose stories shall we chose to remember and whose shall we chose to forget? Whose experiences are worth celebrating, elevating, and preserving? These questions are central to our ethical and methodological training as historians and we are encouraged to see citizens engaging in debates about them in such meaningful, public ways.

Recognizing the International Institute as a Historic Cultural Monument presents an opportunity to celebrate the values of service, civic engagement, and good citizenship. At a time when many of Los Angeles’ most prominent civic and business leaders tried to prevent or discourage immigrants from making the city their home, making disparaging and often racist and xenophobic comments about them and restricting their access to public health and housing support, the folks at the International Institute reached out to help them. They offered vocational training, childcare services, and educational and recreational programs, and a safe space and refuge for immigrant families. For over 100 years, they have advocated on behalf of immigrants and by doing so, forged partnerships and alliances that spread far beyond the community of Boyle Heights. As a historian, these are the stories I am most interested in researching, teaching and writing about, as they help students to recognize their own historical agency and make positive change in their local communities. And I believe these are values we should be celebrating and commemorating in our public spaces. I urge you as commissioners to do by designating the International Institute as a Historic Cultural Monument.

Sincerely,

Caroline Luce, Ph.D.  
Associate Director, UCLA Alan D. Leve Center for Jewish Studies  
Curator, “Jewish Histories in Multiethnic Boyle Heights”



**STATE CAPITOL**  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0053  
(916) 319-2053  
FAX (916) 319-2153

**DISTRICT OFFICE**  
320 WEST 4TH STREET, SUITE 1050  
LOS ANGELES, CA 90013  
(213) 620-4646  
FAX (213) 620-6319

**E-MAIL**  
Assemblymember.Santiago@assembly.ca.gov

# Assembly California Legislature



**MIGUEL SANTIAGO**  
ASSEMBLYMEMBER, FIFTY-THIRD DISTRICT

**COMMITTEES**  
CHAIR: COMMUNICATIONS AND  
CONVEYANCE  
HEALTH  
HIGHER EDUCATION  
PUBLIC SAFETY  
UTILITIES AND ENERGY

**SELECT COMMITTEE**  
CHAIR: LOS ANGELES COUNTY  
HOMELESSNESS

March 2, 2020

Melissa Jones  
Office of Historic Resources, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
melissa.jones@lacity.org

**RE: CHC-2020-899-HCM 435, Support the Historic-Cultural Monument nomination of the International Institute of Los Angeles, 435 S. Boyle Avenue**

Dear Ms. Jones,

I am writing today to express my support for the Historic-Cultural Monument nomination of the International Institute of Los Angeles located at 435 S. Boyle Avenue in Boyle Heights. Established in the early 1900s, the International Institute of Los Angeles is significant for its long history of fighting for immigrants' rights, and standing as a bastion of Progressive Era reform. The site was often a community centerpiece of festivals and gatherings that highlighted diverse cultural programming that fostered greater cross-cultural understanding. The property itself highlights the diversity of the Boyle Heights community, and is an excellent example of Spanish Colonial Revival architecture in an institutional setting.

As the state representative of the 53<sup>rd</sup> District that includes Boyle Heights, I know that there are many historic and culturally significant resources in Boyle Heights. I urge you to take into consideration the designation of the International Institute of Los Angeles as a historic-cultural monument. If you have any questions, please feel free to reach out to my District Director, Mark Gonzalez, at (213) 620-4646 or at Mark.Gonzalez@asm.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Miguel Santiago". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

**MIGUEL SANTIAGO**  
Assembly Member, 53<sup>rd</sup> District

Wednesday March 4, 2020

Melissa Jones  
Office of Historic Resources, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
melissa.jones@lacity.org

RE: CHC-2020-899-HCM 435, Support the Historic-Cultural Monument nomination of the International Institute of Los Angeles, 435 S. Boyle Avenue

Dear Ms. Jones,

I support the Historic-Cultural Monument nomination of the International Institute of Los Angeles located at 435 S. Boyle Avenue in Boyle Heights. The International Institute of Los Angeles is significant for its associations with Progressive Era reform, women's social movements, and patterns of immigration in Los Angeles. As a community-serving institution, the property represents Boyle Heights' ethno-racial diversity and is an excellent example of Spanish Colonial Revival architecture in an institutional setting.

I am an urban planner, and one distant strand of our family came to Boyle Heights back in the 1920's. It welcomed all of our immigrant parents and family members back then. I am also an elected representative on my local neighborhood council, although I am writing this on my personal behalf.

There are many historic and culturally significant resources in Boyle Heights, yet few have been locally designated. We urge you to approve the designation of the International Institute of Los Angeles. Please do not hesitate to contact me at (323) 868-5383 or [carrieasutkin@gmail.com](mailto:carrieasutkin@gmail.com) should you have any questions or concerns.

Sincerely,

Carrie Sutkin, DPPD  
2438 Gatewood Street  
Los Angeles, CA 90031



24 March 2020

Melissa Jones  
Office of Historic Resources, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012

RE: CHC-2020-899-HCM 435, Support the Historic-Cultural Monument nomination of the International Institute of Los Angeles, 435 S. Boyle Avenue

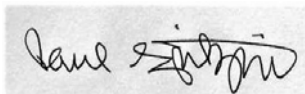
Dear Ms. Jones,

I am writing to support the Historic-Cultural Monument nomination of the International Institute of Los Angeles located at 435 S. Boyle Avenue in Boyle Heights. The International Institute of Los Angeles is significant for its associations with Progressive Era reform, women's social movements, and patterns of immigration in Los Angeles. As a community-serving institution, the property represents Boyle Heights' ethnic and racial diversity and is an excellent example of Spanish Colonial Revival architecture in an institutional setting.

I have long been involved in research and writing on the history of Boyle Heights, including the founding of the community by William H. Workman and associates and other aspects, and as a research associate with the Japanese-American National Museum's exhibit and programming on Boyle Heights from 2000-2003; as a member of the Boyle Heights Historical Society's Advisory Board since its founding in 2005; and in maintaining the Society's blog on Boyle Heights history since 2009.

There are many historic and culturally significant resources in Boyle Heights, yet few have been locally designated. I certainly hope that the OHP will take into consideration the designation of the International Institute of Los Angeles, as it is deserving for so many reasons. Please do not hesitate to contact me at 714.993.3174 or lahilahi@roadrunner.com should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul R. Spitzer", is shown on a light-colored rectangular background.

Paul R. Spitzer  
Museum Director  
Workman and Temple Family Homestead Museum  
City of Industry



Veronica Polanco  
President

Jose Pelico  
Vice-President

Carlos Cerdan  
Secretary

Jeannette Garcia  
Treasurer

Marco Antonio Navarro  
Outreach & Events

David Silvas  
Planning & Land Use

Miriam Gonzalez  
Rules & Elections

Peter Hagan  
Transportation & Environment

Vivian Escalante  
Historic Preservation

Alma Catalan  
Art & Culture Ad Hoc

Jesse Soriano  
Area 1 Officer

Wendy Castro  
Area 2 Officer

David Lopez  
Area 3 Officer

Brenda Martinez  
Area 4 Officer

Denisse Gory Marquez  
Community Seat

Marisol Marquez  
Community Seat

Carlos Montes  
Community Seat

Monica Tapia  
Community Seat

Jennifer Omana  
Community Seat

**Boyle Heights  
Neighborhood Council**  
2130 E. First Street  
Suite 110  
Los Angeles, CA 90033

www.bhnc.net

February 27, 2020

Melissa Jones  
Office of Historic Resources, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012

RE: Support the Historic-Cultural Monument nomination of the International Institute of Los Angeles, 435 S. Boyle Avenue

Dear Ms. Jones,

On behalf of the Boyle Heights Neighborhood Council, we unanimously have voted on February 26, 2020 to support the Historic-Cultural Monument nomination of the International Institute of Los Angeles located at 435 S. Boyle Avenue in Boyle Heights. The International Institute of Los Angeles is significant for its associations with Progressive Era reform, women's social movements, and patterns of immigration in Los Angeles. As a community-serving institution, the property represents Boyle Heights' ethno-racial diversity and is an excellent example of Spanish Colonial Revival architecture in an institutional setting.

Our neighborhood's history has many facets, and historic preservation helps tell these stories, our stories. In fact, the one of the new board members elected shared his family history in relationship the the International Institute of Los Angeles. Boyle Heights is rich with history and culture and it the board recognizes the importance of protecting these monuments because it is our shared connection that makes us so unique.

There are many historic and culturally significant resources in Boyle Heights, yet few have been locally designated. We urge you to take into consideration the designation of the International Institute of Los Angeles. Please do not hesitate to contact me at (213) 342-1380 or polanco.bhnc@gmail.com should you have any questions or concerns.

Sincerely,

Veronica Polanco, President  
Boyle Heights Neighborhood Council



**INTERNATIONAL INSTITUTE OF LOS ANGELES**

435-455 South Boyle Avenue

CHC-2020-899-HCM

ENV-2020-900-CE

**CORRESPONDENCE FROM PROPERTY OWNER'S REPRESENTATIVE**

April 10, 2020

**VIA E-MAIL**

Los Angeles Cultural Heritage Commission  
Office of Historic Resources  
City Planning Department  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
E-Mail: [melissa.jones@lacity.org](mailto:melissa.jones@lacity.org)

Re: **Opposition to Historic-Cultural Monument Application for 435 South Boyle Avenue  
("Subject Property")**

Dear Honorable Commissioners:

Our law firm represents the nonprofit International Institute of Los Angeles ("International Institute"), owner of the Subject Property, which strongly opposes the abovementioned Application. Both the Application and the City Planning Department's Recommendation Report ("City Report") are rife with inaccuracies and misleading statements, all of which underscore the fact that there is no reasonable justification for the proposed Historic-Cultural Monument status.

The City staff's recommendation to the Commission is to "take the property under consideration as an Historic-Cultural Monument...because the application and accompanying photo documentation suggest the submittal warrants further investigation". This is unnecessary and unfounded. We have conducted a thorough investigation, as detailed below, which unequivocally demonstrates that the only conclusion the Commission can reach is to fully deny the nomination.

**I. Subject Property Is Not Listed in the National Register or California Register**

The Applicant and the City Report attempt to portray the Subject Property as having obtained certain state or federally-approved historical status. The City Report plainly states, "The subject property was determined eligible for listing in the National Register of Historic Places, and subsequently listed in the California Register of Historical Resources in 2000," while offering no supporting documentation. (See, City Report, P. 4)



This statement is flatly wrong. In response to the City's and the Applicant's misrepresentations, we verified that the Property is NOT listed on the National Register of Historic Places (See, **Exhibit C**) or the California Register of Historical Resources (**Exhibit D**); the Property is also not cited in the National Archives database (**Exhibit E**).

**II. Subject Property Has Not Undergone the Proper Historic Review Process For Any State or Federal Designation**

During its more than 90-year ownership of the Subject Property, the International Institute has never received any formal notification that its building was being considered for any kind of historic designation status until the instant Application. To be sure, there is no documented record of the Subject Property being formally considered for any historic designation by either the California State Historic Preservation Office or the United States National Park Service. Despite this fact, the City Report attempts to bolster a claim for special status by asserting that "the property was identified as a known historic resource in the SurveyLA Japanese-American, Latino, and Women's Rights historic context statements". (See, City Report, P. 4). Again, this is inaccurate and misleading. Two of these documents make no such finding, and only one—the Latino historic context statement—inaccurately states the Subject Property is listed in the California Register of Historical Resources. The Applicant's and the City's attempts to magically designate the Subject Property as a "historic resource" is simply groundless.

The absence of any due process for a historic resource designation of the Subject Property is further amplified by the City's own archived documents. According to materials uncovered by our office, the City, along with the California State Historic Preservation Officer ("SHPO") and the Advisory Council on Historic Preservation ("Advisory Council") prepared a Programmatic Agreement Compliance Report in 2000 that identified properties that were recipients of certain types of grants as being potentially eligible for inclusion in the National Register of Historic Places. In the Ninth Reporting Period, (spanning from July 1, 1999 - December 31, 1999) the City and its Historic Preservation Consultant "evaluated two properties as eligible for individual listing in the National Register" – one of them being the Subject Property. The extent of this cursory process is detailed by the City in its report - "The determination of eligibility for the International Institute was documented and submitted to the SHPO during the Ninth Reporting Period. The SHPO did not respond within the allotted 15 days to the determination. Therefore, according to Stipulation VI, the City has assumed that the SHPO did not object to the determination, considered it to be a Historic Property under the PA, and proceeded in accordance with Stipulation VII." (See **Exhibit A**, pages 11-12.)

The reason the Subject Property was included in the City's Compliance Report mentioned above, was simply due to the fact that in 1999, the International Institute applied for, and obtained a "Community Development Block Grant" to allow provide funding for certain senior activities conducted at the Subject Property, including providing nutritional meals, transportation, recreation and English classes, as well as other social and community benefits to certain senior citizens. This grant was further conditioned on the Institute using the funds, at least in part, to renovate the existing building – specifically to rehabilitate or construct "two (2) Public restrooms on first floor and repair kitchen restrooms; installation of fire alarm system, emergency lighting and electrical throughout building as required and repair/install rain gutter and drinking fountains and walkways" all of which the Institute did in 2000. (See **Exhibit B**, page 5.)

Nowhere in the 37 page agreement (**Exhibit B**) between the Institute and the City is there any mention of the City's ability or inclination to use this agreement for the issuance of a Community Block Grant as a means to designate the Subject Property as historic. However, unbeknownst to the Owner at the time, within just two months of when the agreement was signed between the Institute and the City for a grant to be used to upgrade the building in order to provide community services, the City uses its oversight of the Community Block Grant and identifies the Subject Property as being potentially eligible for historic status with no public review process or notice to the Owner.

To reiterate – the Owner applied for a Community Block Grant to obtain funds for basic renovations to the deteriorating property in order to provide meals and other services to certain low income senior citizens over the course of ten to twenty years and, without any notice to the Owner, and outside of the rights and regulations contained in the agreement between the Owner and the City, the City privately lists the Subject Property as potentially eligible without any historical report, public process or even cursory notification to the Owner. Further, this potentially eligible status is NOT found on ANY of the state or federal websites.

In sum, the Subject Property NEVER underwent a single formal (public) eligibility process for historic review or significance at either the State level or National level.

### **III. Application Does Not Support Necessary Findings for Historic-Cultural Monument Status**

According to the first page of the Application, the writer states, "The building is in overall good condition and retains all aspects of integrity." Not only is this patently false, but it cannot (and in fact, is not) backed by any documentation from a licensed contractor or structural engineer.



Further, to our knowledge, the Applicant did not go onto the Subject Property and certainly did not conduct a physical inspection. To be clear, the Subject Property is NOT in good condition and the Institute will provide pictures and additional facts to that issue. One final note to this issue is the comment made on Page four (4) of the Application – “Access to the interior was not granted by the owner, and therefore cannot be described beyond changes indicated by permits.” Access was never requested, so this statement is disingenuous and misleading.

While the architects of the Subject Property may have been notable, the Subject Property is NOT a notable work. The Applicant has not pointed to a single document or published article that highlights the architecture of the Subject Property. The fact that the philanthropic work of the Institute is notable and numerous articles about it have been published in the newspapers over the years does not in fact turn the Subject Property into a “notable work” of an architect.

Finally, the Owner would like the Commission to know that while this Application was filed in August 2019, the Owner did not receive any notice or even a courtesy copy from either the Applicant or the City and was not aware anything had been filed until they received notice from the City regarding the original hearing date. The Owner never received a certified letter or notice, as is indicated as the proper noticing requirements in the City’s regulations. Thankfully, both City staff and the Applicant agreed to a short continuance that allowed us to conduct some proper due diligence, but the City should be mindful that not complying with the proper noticing rules, puts a property owner at a severe disadvantage that is neither fair, nor lawful.

**IV. The People and the Works of the Institute Are the Subject of the Documentation, Not the Subject Property**

The vast majority of the historical narrative and accompanying pictures included as part of the Application center, not surprisingly, on the work and the people of the International Institute. This organization has been in existence for over 100 years and hopes to continue its important work for another century. But this building is long past its useful life and, in fact, no longer houses any staff or is used by the International Institute for any events – public or private. Unequivocally, it is in very poor physical condition, is not compliant with ADA laws, and is not structurally sound. It currently sits vacant and is for sale.

Interestingly, it was not until the Subject Property was put up for sale that anyone rushed to submit a nomination. This building has housed the International Institute for nearly 90 years, and at no time while serving a useful purpose and considered a vibrant resources for the community did anyone in the community decide that the building should be deemed historic. Only after the building has fallen into decay and is a financial burden for the International

Institute, does someone now insist the Subject Property be deemed historic, which will cause a huge burden on this important, philanthropic institute.

By deeming the building historic, it will simply sit idle and vacant as the Institute cannot afford to spend hundreds of thousands of dollars to ensure the safety of people using an ill-designed building for modern use. The hallways are cramped and small with multiple doors leading off into different corridors – some with multiple small steps – and these hallways cannot be made to be ADA compliant without extreme costs and construction. The building needs significant structural work and seismic upgrades in order to be safe in the event of an earthquake, and the building's entire electrical and plumbing system would need a wholesale renovation in order to be properly used by the Institute's staff or the general public.

Likewise, no new owner has been identified as wanting to undertake such a monumental task – even before this historical nomination was submitted. Should the Commission decide to move forward with deeming the Subject Property an Historical Monument, it will prove very difficult to find anyone to buy this property, even at a huge loss to the Institute.

### **Conclusion**

The Subject Property fails to meet the criteria for the City's designation as a Historic-Cultural Monument. Not only is the building itself architecturally unremarkable, but also in such a seriously dilapidated and altered condition that its functionality is significantly diminished. Contrary to the Applicant's and the City's assertions, the Subject Property is NOT listed in either the National Register of Historic Places or the California Register of Historical Resources. The Applicant's proposed nomination, which centers largely on the decades of good work performed by the International Institute, only jeopardizes the organization's ability to continue its vital service to the community. We urge you to deny the Application.

Very truly yours,



Ellia M. Thompson

Cc: Melisa Jones, City Planning Associate  
Vivian Escalante, Applicant



### III. RESULTS OF ACTIVITIES

#### 3.1 Summary of Activities

This section summarizes the specific activities carried out under the PA between July 1, 1999 and December 31, 1999. An activity report for each of the following is included at the end of this Ninth Reporting Period PACR: Summary of Activities, including a list by property address of all undertakings; Identification and Evaluation of Historic Properties; Treatment of Historic Properties; Resolution of Adverse Effects; Consideration and Treatment of Archeological Resources; and Undertakings Not Requiring Review. Since no Standard Mitigation Measures Agreements were developed during this reporting period, none is included in this Ninth Reporting Period PACR.


The City and the HPC worked on the review of 142 undertakings under the PA during the Ninth reporting period which involved 150 properties. Of the 142 undertakings, 26 were Community Development Department (CDD) projects and 116 were Housing Department (LAHD) projects.

#### 3.2 Identification and Evaluation

Identification and evaluation were carried out for 102 properties during the Ninth reporting period.

##### 3.2.1 Listed and Eligible Properties


Of the 102 properties for which identification and evaluation were carried out during the Ninth reporting period, one had been previously determined eligible for listing in the National Register:

 3501 Valley Boulevard/3540 North Mission Road (Lincoln Park Boathouse)

One had been previously listed in the National Register:

1221 East 40th Place (Ralph Bunche House)

The City and HPC evaluated two properties as eligible for individual listing in the National Register and one property as a contributor to a district during this reporting period:

 435 South Boyle Avenue (International Institute)  
5600 North Figueroa Street (Highland Theater)  
1065 West 82nd Street (contributor to a district)

The determination of eligibility for the International Institute was documented and submitted to the SHPO during the Ninth Reporting Period. The SHPO did not respond within the allotted 15 days to the determination. Therefore, according to Stipulation VI, the City has assumed that the SHPO did not object to the determination, considered it to be a Historic Property under the PA,

## II. DUTIES AND POWERS OF THE CONTRACTOR

### \$201. Independent Contractor Status

The parties agree that the performance of the Contractor's services hereunder shall be in the capacity of an independent Contractor and that no employees of the Contractor have been, are, or shall be employees of the City by virtue of this Agreement, and the Contractor shall so inform each employee organization, each employee, and, if applicable, each collaborating subcontractor agency hired or retained under this Agreement.

### \$202. Contractor Agreements

- A. The Contractor shall submit to the City a list of all grant or funding agreements entered into between the Contractor and other public or private organizations concerning the activities funded under this Agreement and of any termination, default, suspension or disallowed costs under said funding agreements. The Contractor shall inform the City in writing of all new sources of funding the Contractor may acquire during the term of this Agreement concerning the activities funded under this Agreement.
- B. A copy of any of the above agreements shall be furnished to the City upon its request.

### \$203. Services to be Provided by the Contractor

International Institute of Los Angeles provides senior citizens a wide range of social services which consists of the following: nutritional meals, transportation, recreation, citizenship and English classes, Immigration services and legal representation services as required. Hours of operation are from 8:30 a.m. to 5:00 p.m. Monday through Friday.

#### A. Identification of Project Eligibility/National Objectives

1. This project is eligible under 24 CFR 570 as follows (indicate all appropriate letters and sub-numbers, project may be eligible under several criteria):

201 (a-1)	_____	204 (a-c)	_____
202 (a-e)	<u>A</u>	205 (a-b)	_____
203 (a-b)	_____	206 (a-g)	_____

2. All projects funded with HCDBG funds must meet one of three national objectives. This project meets the following national objective (check only one):

- 1) Activities benefiting very low and low income persons under 24CFR 570.208(a)

#### B. General Requirements

1. The Contractor shall, in furtherance of this Agreement:
- a. Renovate an existing building
  - b. All specific activities contained in Subsection C, Specific Requirements of the Contractor.
2. The Contractor shall use the funds provided in this Agreement as defined herein. It is further understood that there is neither an expressed nor implied assurance that the City will provide further funding to the Contractor beyond the completion of this Agreement.

## EXHIBIT B



# National Register of Historic Places

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS Facility. Data last updated in April, 2014.

National Park Service  
U.S. Department of the Interior



1	Ref#	Property Name	Status	Request Type	Status Date	Restricted Address	City	County
1570	45000517	Archaeological Site FS 05 06 58 25	Eligible	Federal DOE	4/7/1978	TRUE	City unavailable	Los Angeles
1580	45000542	Archaeological Site HU 1	Eligible	Federal DOE	7/10/1975	TRUE	City unavailable	Los Angeles
1581	45007309	Archaeological Site HU 5	Eligible	Federal DOE	7/10/1975	TRUE	City unavailable	Los Angeles
1582	45000432	Archaeological Site CA LAN 1010	Eligible	Federal DOE	11/10/1982	TRUE	City unavailable	Los Angeles
1583	45000433	Archaeological Site CA LAN 1051	Eligible	Federal DOE	11/10/1982	TRUE	City unavailable	Los Angeles
1584	45007375	Archaeological Site CA LAN 1065	Eligible	Federal DOE	11/10/1982	TRUE	City unavailable	Los Angeles
1585	45000560	Arroyo Seco Parkway	Eligible	Federal DOE	3/31/1983	FALSE	City unavailable	Los Angeles
1586	45006827	Baldwin Park City Hall	Eligible	Federal DOE	3/16/1978	FALSE	City unavailable	Los Angeles
1587	45000577	Beverly Gardens Park	Eligible	Federal DOE	4/15/1985	FALSE	City unavailable	Los Angeles
1588	45007498	Big Tupajns Prehistoric Archaeological Site (04 LAN-167)	Eligible	Federal DOE	10/28/1975	TRUE	City unavailable	Los Angeles
1589	45000787	Grass House	Eligible	Federal DOE	3/31/1983	FALSE	City unavailable	Los Angeles
1590	45000787	Hollywood Bowl	Eligible	Federal DOE	5/31/1983	FALSE	City unavailable	Los Angeles
1591	45000877	Marlham Place District	Eligible	Federal DOE	3/31/1983	TRUE	City unavailable	Los Angeles
1592	45000911	National Bank of Pico	Eligible	Federal DOE	11/9/1977	FALSE	City unavailable	Los Angeles
1593	45001051	South of Mission District	Eligible	Federal DOE	3/31/1983	TRUE	City unavailable	Los Angeles
1594	45001082	United Artists/Teraco Company Building	Eligible	Federal DOE	9/15/1982	FALSE	City unavailable	Los Angeles
1595	45001076	Van Norman (or Los Angeles) Reservoir Archaeological District	Eligible	Federal DOE	5/18/1975	TRUE	City unavailable	Los Angeles
1596	45000456	Archaeological Site CA-Mari-176	Eligible	Federal DOE	6/19/1975	TRUE	City unavailable	Madera
1597	45000453	Archaeological Site CA-Mari-177	Eligible	Federal DOE	6/19/1975	TRUE	City unavailable	Madera
1598	45000781	Archaeological Site CA-Mari-178	Eligible	Federal DOE	6/19/1975	TRUE	City unavailable	Madera

1	Ref#	Property Name	Status	United Date	NHL Designated Date	Restricted Address	Name of Multiple Property Listing	State	County	City
6683	00000204	Hollywood Boulevard Commercial	Unlisted	4/4/1985		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6684	00000550	Hollywood Cemetery	Unlisted	5/4/1990		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6685	00000969	Hollywood High School Historic District	Unlisted	5/4/1992		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6686	00000934	Hollywood-Melrose Historic District	Unlisted	7/9/1983		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6687	00000662	Hollywood Palladium	Unlisted	9/10/2010		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6688	00000378	Hollywood Western Building, The	Unlisted	7/7/2015		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6689	00000202	Holmes-Staircase House	Unlisted	3/26/2008		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6690	00001470	Hotel Chancellor	Unlisted	1/2/2006		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6691	00000580	Hotel Raffles Annex	Unlisted	8/13/2011		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6692	00001010	Irving, Washington, Branch	Unlisted	3/23/1987		FALSE	Los Angeles Branch Library System TR	CALIFORNIA	Los Angeles	Los Angeles
6693	00001011	Jackson, Helen Marie, Branch	Unlisted	5/10/1987		FALSE	Los Angeles Branch Library System TR	CALIFORNIA	Los Angeles	Los Angeles
6694	00001012	Jefferson Apartments	Unlisted	1/2/1980		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6695	00001012	Jefferson Branch	Unlisted	5/10/1987		FALSE	Los Angeles Branch Library System TR	CALIFORNIA	Los Angeles	Los Angeles
6696	00001013	Juston Studios	Unlisted	3/25/1999		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6697	00000774	Kerckhoff Building and Annex	Unlisted	8/2/2005		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6698	00001116	Knox, George B., House	Unlisted	9/15/1988		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6699	00000359	La Casa Del Rey	Unlisted	12/13/2016		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6700	00000914	Lady-Belle-Barn	Unlisted	9/14/2014		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6701	00001114	Lautner, John and Mary, House	Unlisted	9/14/2013		FALSE	REASSEMBLY ARCHITECTURE OF JOHN LAUTNER II SON LAUTNER	CALIFORNIA	Los Angeles	Los Angeles
6702	00001013	Lincoln Heights Branch	Unlisted	6/10/1987		FALSE	Los Angeles Branch Library System TR	CALIFORNIA	Los Angeles	Los Angeles
6703	00000911	Lincoln Place Apartments	Unlisted	12/12/2015		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6704	00000549	Lincoln Theater	Unlisted	3/5/2009		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6705	00001470	Little Tokyo Historic District	Unlisted	8/17/1986	6/17/1986	FALSE		CALIFORNIA	Los Angeles	Los Angeles
6706	00000765	Los Aliso Apartments	Unlisted	7/1/1959		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6707	00000336	Los Angeles Central Library	Unlisted	11/18/1970		FALSE		CALIFORNIA	Los Angeles	Los Angeles
6708	00000810	Los Angeles Harbor Light Station	Unlisted	10/14/1980		FALSE		CALIFORNIA	Los Angeles	Los Angeles



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- Your search may have been too specific. Try a broader topic or related topic. Visit our [Research Topics Pages](#) for more ideas.
- If you would like to request copies of military service records, use our separate online system called [eVetRecs](#) to make your request.
- The National Archives might not have what you are looking for. Read about [What's here and what's not](#) and [What is included in this search?](#).
- The National Archives might have what you are looking for, but it is not available online.

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# International Institute of Los Angeles

3845 Selig Place  
Los Angeles, CA 90031

April 9, 2020

Los Angeles Cultural Heritage Commission  
Office of Historic Resources, City Planning Department  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012

Re: Historical-Cultural Monument Application and City Staff's Recommendation for 435-455 South Boyle Avenue

Dear Commissioners:

As the owner of the abovementioned property, the International Institute of Los Angeles (the "International Institute") an IRC Section 501(c) (3) charitable institution does not consent to this unsolicited application and vehemently disagrees with many of the statements made in both the application which are not supported by any facts as well as the City's staff report and recommendation. Our land use attorney, Ellia Thompson, will address the veracity of these statements and all legal issues in a separate letter. It is imperative that the Commission gain a thorough understanding of the history, physical condition and current lack of use of this property, including the reasons why it stands vacant and in disrepair, and will likely remain so if this Commission decides to grant historic status to this property.

For more than one hundred years, the International Institute has been at the forefront of championing minority women's rights, devoting its resources and efforts to improving the lives of our nation's immigrants and many of our community's most vulnerable members. Certainly, the tireless work the International Institute has done over the years—much of which has taken place at the 435 S. Boyle Avenue property—has earned a place in our City's history books.

Unfortunately, over the past couple of decades, this property, which was built decades ago, has become physically dilapidated and is no longer a safe place to work or hold any type of community function. That is why, nearly a year ago, we moved all remaining staff from this property and have not held any events here. Specifically, the building (1) is not ADA accessible, and cannot meet the current ADA standards without extremely costly, significant renovations to the entire property; (2) has several structural deficiencies that need immediate attention should someone decide to begin any use of the building; (3) has not had any earthquake/seismic upgrades in the past 20 years; (4) has current maintenance and utility costs which are exorbitantly high; and (5) is poorly configured for any current, modern use.

Because the International Institute simply does not have the funds to move forward with the type of major renovation required to update this property for any viable use, we have been forced to vacate the building and are currently in the process of trying to find a buyer. Our Board of Directors labored for

many months to develop a plan that would allow us to properly renovate the building and continue using it, but the costs were just too substantial. Also, in order to provide community events—especially for seniors who had used our building for several decades—we would have to incur hundreds of thousands of dollars in retrofit costs to provide proper accessibility and safety for all visitors and staff.

Even before the submittal of this application to have the property deemed historic, it was challenging to find a buyer for this property. Although several potential buyers expressed interest in being able to repurpose this property for a new use—such as live/work residential units—the prospect of the property obtaining historical status has since driven them away. The Commission needs to understand that if it decides to deem this building an historical/cultural monument, it will greatly limit any future use of the property, which will destroy the value of this building and the ability to repurpose the building into a higher and better use which will be a benefit to the area not an eyesore. This would, in turn, significantly harm the International Institute's ability to continue its vital services, as we are depending on selling this property for market value in order to fund our current programs. Moreover, any historical/cultural monument status will guarantee that the property remain vacant in its dilapidated state indefinitely.

Beyond these practical considerations, the fact remains that the application does not support granting historic/cultural monument status to this property. Since this building is not a notable work of a renowned architect, does not embody any particular type, period or method of construction and in fact, has undergone extensive renovations, additions and changes over the years, it appears to us that the key element to this cultural nomination is the actual hard work and dedication of the International Institute that occurred at this site as opposed to the structure. It would be tragically ironic if the Commission takes this action due to the history of this amazing organization only to enforce the Institute keep an abandoned, unuseable building that jeopardizes the financial stability of the very organization whose work continues to improve the lives of many Los Angelenos.

We urge you to reject this application for historical/cultural monument status for all of the reasons contained in this letter, as well as the reasons cited by our land use attorney in her documentation.

Thank you for your consideration.

*E. Stephen Voss*

E. Stephen Voss  
President & CEO  
(714)335-8710























