

HOFFMAN CANDY COMPANY
6600 South Avalon Boulevard
CHC-2022-795-HCM
ENV-2022-796-CE

FINDINGS

(As amended by the Cultural Heritage Commission on May 5, 2022)

- The Hoffman Candy Company “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as the main factory and administrative building of the Hoffman Candy Company, embodying important patterns of 1920s industrial development in Los Angeles.
- The Hoffman Candy Company “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a daylight factory and an industrial building designed in the Art Deco architectural style. It also “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as a highly intact extant example of an Art Deco-style food processing building designed by Los Angeles master architect Charles F. Plummer.

DISCUSSION OF FINDINGS

The Hoffman Candy Company meets two of the Historic-Cultural Monument criteria.

The subject property “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as the main factory and administrative building of the Hoffman Candy Company, embodying important patterns of 1920s industrial development in Los Angeles. The Hoffman Candy Company was part of the wave of bakeries, confectionaries, and bottling plants that proliferated as the food processing industry increased mass production, mechanization, and enlarged operations to meet the supply needs of new chain stores in the early 20th century. Built near the historic Atchison Topeka and Santa Fe Railway during a period of immense industrial growth in the city, the subject property was serviced by one of the railway’s many spur tracks east of the property that terminated at the Port of Los Angeles. In the early 1920s, as illustrated by the subject property, train traffic increased and industrial operations like manufacturing plants, bottling plants, lumber yards, and machine shops appeared over the next several decades along South Avalon Boulevard. In response to the regional economic boom, most of the area south of Slauson Avenue in Southeast Los Angeles was developed, with some places exclusively industrial in nature, including South Avalon Boulevard where the subject property is located.

The subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a daylight factory and an industrial building designed in the Art Deco architectural style. At a time when electricity was expensive and not always reliable, early 20th century factories were often designed to maximize the amount of light reaching the interior of the building, featuring bays of large industrial sash windows, skylights, or other roof forms that bring in additional light. While many factories were essentially utilitarian in their outward appearance, several established companies engaged prominent architects to

design their facilities, such as the subject property. Hallmarks of industrial buildings during this era, as exemplified by the subject property, include concrete construction, a height between three and twelve stories, ceiling heights of approximately twelve to thirteen feet, an open floor plan on the upper stories, bands of steel fixed and awning windows, and a freight elevator.

Further, the Hoffman Candy Company reflects the execution of the Art Deco architectural style at the height of its popularity. The building's simple geometric massing, smooth concrete wall cladding, flat roof with stepped and flat parapets, and vertical elements including its asymmetrical primary façade divided into four vertical bays are all reflective of the style. Other distinguishing features include the ornamental fluted columns, molded panels, cornice, window and door surrounds, and the geometric decorative elements.

In addition, the subject property "represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as a highly intact extant example of an Art Deco-style food processing building designed by Los Angeles master architect Charles F. Plummer. The Commission finds that Plummer rises to the level of a master architect based upon the notable works presented by the applicant. The subject property was constructed at the height of Plummer's prominence as an individual practitioner and during a period of time when many of his designs showcased a high level of expertise across various architectural styles and materials. In particular, the architectural detailing found at the Hoffman Candy Company is representative of Plummer's mastery of the Art Deco architectural style. In addition, the subject property is part of the restaurant and food processing facility commissions that made up a significant portion of Plummer's body of work throughout his entire career in Southern California from 1913 to 1939 and is one of the most intact extant examples.

Despite alterations to the interior and exterior, the subject property retains a high level of integrity of location, setting, design, materials, workmanship, and feeling, 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 Hoffman Candy Company 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 an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. 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-2022-796-CE was prepared on April 8, 2022.