

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 52nd Place Historic District

other names/site number N/A

2. Location

street & number See Attached Map N/A not for publication

city or town Los Angeles N/A vicinity

state California code CA county Los Angeles code 037 zip code 90011

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 See continuation sheet.

determined eligible for the
National Register
 See continuation sheet.

determined not eligible for the
National Register

removed from the National
Register

other (explain): _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
37	7	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
37	7	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources Associated with African Americans
in Los Angeles _____

**Number of contributing resources previously listed in
the National Register**

0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC – Single Family _____

Current Functions

(Enter categories from instructions)

DOMESTIC – Single Family _____

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY AMERICAN
MOVEMENTS – Craftsman _____

Materials

(Enter categories from instructions)

foundation Concrete _____
roof Synthetic _____
walls Wood, Stucco _____

other Brick, Stone _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
 B Property is associated with the lives of persons significant in our past.
 C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
 D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
 B removed from its original location.
 C a birthplace or a grave.
 D a cemetery.
 E a reconstructed building, object, or structure.
 F a commemorative property.
 G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey #
 recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions)

Ethnic Heritage - Black

Period of Significance

1930 - 1958

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Tifel Brothers, builders

Primary Location of Additional Data

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository:

52nd Place Historic District
Name of Property

Draft Los Angeles, CA
County and State

10. Geographical Data

Acreage of Property

Approximately 5 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	—	_____	_____	3	—	_____	_____
2	—	_____	_____	4	—	_____	_____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Teresa Grimes, Jay Fantone, Christina Chiang

organization Christopher A. Joseph & Associates date 02/01/09

street & number 523 W. 6th Street, Suite 1134 telephone (213) 417-4400

city or town Los Angeles state CA zip code 90014

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state ____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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52nd Place Historic District
Los Angeles, California

DESCRIPTION

The 52nd Place Historic District is located in the City of Los Angeles between McKinley Avenue on the east and Avalon Boulevard on the west. It is a flat, linear block with an east-west orientation. The properties on the street were part of a single tract of single-family residences that were conceived, designed, and built by the Tifal Brothers. All of the houses were constructed between 1911 and 1914, are wood-framed structures one-story in height, Craftsman in style, and have a common setback. Common features include low-pitched gabled roofs with overhanging eaves and exposed rafter tails, front porches and chimneys made of brick or river rock, and multi-paned wood-framed casement windows. The district has a strong consistency in character and retains a high level of physical integrity. There are 37 contributing and 7 non-contributing buildings. Some of the properties have detached garages at the rear of the lots, but they are not counted because they are not present consistently, not visible from the street, and for the most part not constructed by the Tifal Brothers. Mature street trees are present, but they are sporadic and various species are represented.

Contributing

1. 639 E. 52nd Place (5103-004-011)
1911/1919

This one-story bungalow is very simple in plan and design. It is sheathed with long wood shingles and covered by a front-facing gabled roof. The primary (south) façade is symmetrically organized. A lower front-gabled roof projects over the porch. Both roofs have a low pitch, overhanging eaves, and exposed rafter tails. Centered under the porch is the main entrance flanked by long, fixed single-paned windows topped by divided transoms. The low-stuccoed porch wall is trimmed with bricks. The porch supports appear to have been replaced. There is a stuccoed chimney on the western elevation.

2. 645 E. 52nd Place (5103-004-013)
1911/1919

This one-story bungalow is clad with wood shingles and covered by a front-facing gabled roof with a lower front-gabled roof offset to the west over the porch. The bottom halves of two porch supports are battered river rock piers. On the eastern side, the pier continues into a very low wall. The top halves are piers topped by two rectangular wood pieces with their ends facing front (south) that act as a capital under the tie beam. The western elevation features a river rock chimney. The main entrance under the porch has a fixed single-paned window on the eastern side. The window on the western side that is farther from the door than the other window has a three-part design with a large fixed single pane flanked by multi-paned casements. The driveway on the western side of the house is in two rows for the car tires.

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3. 653 E. 52nd Place (5103-004-012)
1911/1920

A cross-gabled roof with overhanging eaves covers this one-story bungalow. At the apex of each gable there is a vertical slat vent and exposed rafter tails. The exterior siding consists of long wood shingles. Access to the porch, which is tucked under the western end of the primary (south) facade, is from the side. Clinker brick in an eclectic fashion with a few river rocks interspersed makes up the lower half of the porch wall with curved trim that follows the curve out of the porch ends. Two flat, rectangular piers make up the top halves of the symmetrical porch supports. Two pairs of crossed wood pieces with flared ends make up the capital under the eave with exposed rafter tails. A long rectangular window with a three-part design is situated east of the porch. It consists of a fixed single-paned window flanked by casements. Window grilles are a minor alteration.

4. 659 E. 52nd Place (5103-004-011)
1911/1920

This one-story bungalow is very simple in plan and design. It is sheathed with clapboard and covered by a front-facing gabled roof that projects over the porch. The roof is characterized by overhanging eaves, exposed rafter tails, and a vertical slat vent. A concrete walkway with three steps, a landing, and four wider steps on the porch lead to the main entrance. Two rectangular windows are on either side of the door. They both consist of a fixed single pane topped by a divided transom. The one on the west is closer and almost touching the doorframe. Stone piers connected to a very low wall with flat trim on top distinguish the porch. The upper half of the porch support is a wood pier with two rectangular wood beams with the ends facing the north acting as the capital.

5. 665 E. 52nd Place (5103-004-010)
1911/1912

This one-story bungalow is clad with wood shingles. A front-facing gabled roof covers the main portion of the house, while a lower front-gabled roof extends over the porch. The roofs are characterized by overhanging eaves, exposed rafter tails, and vertical slat vents. A concrete walkway with three small steps, a path and then five, wider steps leads to the main entrance. To each side of the door is a large, rectangular window that consists of a fixed single pane topped by a divided transom. The window on the west is closer and almost touching the doorframe. The painted, brick porch has rectangular piers connected to a very low wall with flat concrete trim on top. The chimney on the western elevation has been eliminated above the roof.

6. See Non-contributing.

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7. 677 E. 52nd Place (5103-004-008)
1911/1919

This one-story bungalow is clad with wood shingles and covered by a front-facing gabled roof. The roof is characterized by overhanging eaves, exposed rafter tails, and a vertical slat vent. A concrete walkway with three small steps, a path and then four, wider steps leads to the main entrance. The two symmetrical, porch piers connected to a low wall are stuccoed. The upper halves of the porch supports are a pair of square posts with triangular knee braces faced toward the center. On the west, the window consists of a fixed single pane topped by a divided transom. The window on the east has a three-part design and is set further away from the door. It includes a fixed single-paned window topped by a divided transom flanked by casement windows with X-shaped muntins in the upper portions. Window grilles are a minor alteration.

8. 683 E. 52nd Place (5103-004-007)
1911/1916

This one-story bungalow is clad with long wood shingles. It is covered by a multi-gabled roof, which consists of front-facing gable with another front gable projecting over the porch and a cross gable on the western elevation. The roofs have a low-pitch, overhanging eaves, and exposed rafter tails. Two battered piers with brick trim support the porch roof. A pair of Π-shaped pieces with the horizontal ends facing the street (south) side are on top of the piers, acting like capitals. On top of these are flattened triangular wood pieces under the tie beam. The king and knee braces look are thinner and flatter than the rest of the beams. A concrete walkway with three small steps, a path and then four, wider steps leads to the main entrance. A door is positioned in the middle of two large windows. The western elevation has a stuccoed chimney with brick trim. Window grilles are a minor alteration.

9. 691 E. 52nd Place (5103-004-006)
1911/1914

This one-story bungalow is covered by a shallow cross-gabled roof with the western and eastern gables only extending a little out from the walls of the front (south) gable. Long wood shingles clad the house. A concrete walkway with three small steps, a path and then four, wider steps leads to the main entrance. East of the door is a group of three four-over-four double-hung sash windows. The western end of the porch has been enclosed. There is a window on the western side of this new room. The bottom halves of two porch supports are piers made of river rock, which continues into a very low wall on both sides. The tops of two symmetrical porch supports are wood beams joined to the tie beam. The front (south) gable's extended roof beams correspond to the king post and knee braces that extend a little below the tie beam. Wood boards are placed diagonally (tilted toward the center) in between the vertical beams and behind the tie beam to make a truss configuration. The western and eastern gables also have exposed roof

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beams. The western elevation features a river rock chimney surrounded by evenly spaced double-hung windows.

10. 697 E. 52nd Place (5103-003-030)
1911/1919

This one-story, wood shingled bungalow has a low-pitched porch roof that extends out of the middle of a side-gabled roof. Only the top third of a front gable with a vertical slat vent is on the upper half of the side-gabled roof. The painted clinker brick battered porch piers are capped by bricks in uncommon sailor position on the sides and common sailor within. On top of the caps are two rectangular wood pieces with their ends facing front (south) right under a horizontal beam. On the western elevation, a painted clinker brick chimney is trimmed on top by bricks in the same pattern as the porch piers. There are two windows on either side of the chimney. A concrete walkway with three small steps, a path and then four, wider steps leads to the main entrance. The door is set between two large window openings. The architrave trim is original, although the windows have been replaced.

11. See Non-contributing

12. 707 E. 52nd Place (5103-003-028)
1911/1919

This one-story bungalow is clad with alternating rows of thin and medium width wood siding. It is covered by a cross-gabled roof with overhanging eaves, and exposed rafter tails. The front gable projects from the eastern side of the primary (south) façade to cover the porch. The two symmetrical, battered porch piers connected to a low wall are all made of clinker brick and river rock, as well as the battered chimney on the western elevation. A pair of Π-shaped pieces with the horizontal ends facing the street side are on top of the piers. A horizontal piece of wood is under the ends of the Π-shaped pieces. On top of the Π-shaped pieces are flattened triangular wood pieces. The sides of the triangle extend to make an X-shape that on one side becomes a rafter for a decorative truss under the roof. The front gable's extended roof beams correspond to the king post and four knee braces that extend a little below the collar beams. The western gable has a triangular knee brace. The windows are mostly one-over-one double-hung sash. A group of four is found under the porch. The iron fence lining the sidewalk is a recent addition.

13. 715 E. 52nd Place (5103-003-027)
1911/1919

This one-story bungalow is covered with a cross-gabled roof and sheathed with alternating rows of thin and medium width wood siding. The roof is characterized by overhanging eaves, exposed rafter tails, and lattice vents. A porch is tucked beneath the western end of the front gable. To the east is a large

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rectangular window shaded by a non-original awning. The chimney on the western elevation, a battered pier on the western end of the porch, a low wall, and two very low pedestals next to the steps are in painted brick spotted with river rock. The iron fence lining the sidewalk and concrete blocks partially enclosing the porch are recent additions.

14. 721 E. 52nd Place (5103-003-026)
1911/1928

This one-story bungalow is sheathed in wood shingles and covered by a cross-gabled roof. A lower front-gabled roof extends from the western end of the primary (south) façade to cover a porch. The roofs are characterized by overhanging eaves, exposed rafter tails, lattice vents, and triangular knee braces. Two symmetrical porch pedestals and a low porch wall are stuccoed. The pedestals are massive and rise to meet the cross beam over the porch. A fixed single-paned window sits west of the door in the corner of the porch. The iron fence lining the front yard is a recent addition.

15. 729 E. 52nd Place (5103-003-025)
1911/1919

A tall, vine-covered fence and trees obscure this one-story bungalow. It is sheathed in long wood shingles and covered by a front-facing gabled roof. A lower, front-gabled roof projects from the eastern end of the primary (south) façade to cover the porch. The gables are clipped and have overhanging eaves and exposed rafter tails.

16. See Non-contributing

17. 745 E. 52nd Place (5103-003-023)
1911/1919

A cross-gabled roof with overhanging eaves and exposed rafter tails covers this one-story bungalow. The front gable extends from the west end of the primary (south) façade to cover the porch. Although a portion of the porch has been enclosed with clapboard. The main portion of the house is sheathed with alternating rows of thin and medium width wood siding. The front gable's rafter tails correspond to the king post and knee braces that extend a little below the tie beam. Wooden boards are placed in "X" configuration in between the vertical beams to make a truss. The porch supports are brick piers in the lower half and wood beam in the upper half. Steps lead to the door that is to the west of a tripartite window with a fixed single pane topped by a divided transom and flanked by casements. The chimney on the western elevation has been stuccoed. The concrete block wall with decorative ironwork insets along the sidewalk is a recent addition.

18. See Non-contributing

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19. 759 E. 52nd Place (5103-003-021)
1911/1919

This one-story bungalow is covered by a front-facing gabled roof and sheathed with clapboard. It has a River rock and clinker brick porch pier and low porch wall on the western side. Overhanging eaves, exposed rafter tails, and a large lattice vent characterize the roof. The porch is tucked under the western end of the primary (south) façade. Originally it extended across the full-width of the house, but the eastern end has been enclosed. A battered pedestal and low wall define the edge of the porch and are made of clinker brick spotted with river rock. The upper part of the porch support consists of a design of wooden beams that intersect with each other and a splayed arm facing the east. The chimney, also of river rock and clinker brick, on the western elevation has been truncated above the roof. The main entrance is located at the top of a short flight of concrete steps. The door and window are shielded from view by grilles and bushes. There is a non-original iron fence along the sidewalk.

20. 765 E. 52nd Place (5103-003-020)
1911/1919

This one-story bungalow is covered by a front-facing gabled roof and sheathed with clapboard. A lower front-gabled roof projects over the porch. Both roofs have a low pitch, overhanging eaves, exposed rafter tails, and vertical slat vents. The porch pedestals and low wall are made of river rock. The upper parts of the symmetrical porch supports are two wood posts that meet the tie beam. Four concrete steps lead to the main entrance, which is flanked by two large, tripartite windows. The window on the east is wider than the western one. The architrave trim is original, although the windows have been replaced. The chimney, also of river rock, on the western elevation has been truncated above the roof. The driveway on the western side of the house is in two rows for the car tires. Window grilles and a chain-link fence around the front yard are recent additions.

21. 773 E. 52nd Place (5103-003-031)
1911/1919

This one-story bungalow is sheathed with long wood shingles and covered by a cross-gabled roof. The front gable extends from the western end of the primary (south) façade to cover the porch. The gable end is simply a crossbeam and king post. Overhanging eaves, exposed rafter tails, and vertical slat vents characterize the roofs. Wood posts with knee braces are the upper part of the symmetrical porch supports. The lower parts are stuccoed pedestals that step down. The main entrance is located at the top of a short flight of wide concrete steps. The door is located in the corner of the porch. To the west is band of casement windows divided in the upper portions. There is a stuccoed chimney on the western elevation. Originally the eastern third of the façade was occupied by an uncovered porch defined by a low wall. It has since been enclosed. The chain link fence surrounding the yard is a recent addition.

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22. 648 E. 52nd Place (5103-005-007)
1911/1919

This side-gabled, one-story bungalow has overhanging eaves, exposed rafter tails, and coursed shingles. It has a shallowly cross-gabled front on the western side that intersects the porch roof with a low-pitched, extended roof. The porch roof emerges from the lower third of the main side gable. An extended horizontal beam is set into the porch's shed roof and over the two, symmetrical porch supports. The upper half of the each support is a pair of wood beams over a stuccoed pedestal. The eastern pedestal continues into a low wall that encloses the porch corner. Very low, short walls line the wide steps to the main entrance and meet the pedestals. A group of three double-hung sash windows are positioned east of the door. The window on the other side of the door is farther away and not as large. The eastern elevation has a shed-roofed window with exposed rafters, triangular knee braces and extended horizontal beam under the middle of the roof. Window grilles are a minor alteration.

23. 656 E. 52nd Place (5103-005-008)
1911/1919

A painted brick and river rock chimney, porch pedestal, and low wall distinguish this one-story bungalow. The house is sheathed with wood shingles and is covered by a front-facing gabled roof. A lower front-gabled roof extends over the porch on the western side of the primary façade. The roofs are characterized by overhanging eaves and exposed rafter tails. The chimney extends through the apex of the main gable, which also has a vertical slat vent and exposed rafter tails. On the porch gable, the knee brace meets the roof beam in the middle forming a squat "I" and the two remaining beams, united by a tie beam, lie over the wood posts, the upper part of the porch supports. The rocks are spaced as quoins, outlining the form of the chimney, pedestal, and wall. Three concrete steps lead to a walkway, then steps to the east bordered by the low wall and one of the pedestals. The entry is a turn to the south. West of the main entrance is a window with a fixed single pane topped by a divided transom. A projecting bay with shed roof is to the east of the chimney. Centered on the bay is a group of three multi-paned casement windows.

24. 662 E. 52nd Place (5103-005-009)
1911/1919

This one-story bungalow has a very simple plan and design. It is covered by a side-gabled roof with a shed roof extending over the porch at a very low pitch. The back (south) roof becomes a gambrel. The roofs are characterized by overhanging eaves and exposed rafter tails. The house is sheathed in coursed wood shingles. The porch has an inset, extended horizontal beam joined to the symmetrical, porch supports. Each porch support consists of a painted river rock pedestal and two wood posts for the upper half. The eastern pedestal continues into a low river rock wall that encloses the porch corner. A concrete walkway with three small steps, a path and then four, wider steps leads to the main entrance. There are

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two large, rectangular windows on either side of the main entrance. The door and window frames are battered. The iron fence along the sidewalk is a recent addition.

25. 668 E. 52nd Place (5103-005-010)
1914/1919

A front-facing gabled roof with a vertical slat vent and exposed rafter tails covers this one-story bungalow. It is sheathed with long wood shingles. The primary (south) elevation is symmetrically organized. A projecting shed roof covers the centrally located porch. The porch has battered piers of clinker brick spotted with river rock. On top of the piers are two rectangular wood pieces with their ends facing front right under a horizontal beam. There are concrete steps and walkway to the main entrance flanked by two, large windows. The one on the west is a paired double-hung sash. Window grilles, a chain link fence around the front yard and the short, latticed wall on the eastern side are minor alterations.

26. 674 E. 52nd Place (5103-005-011)
1911/1940

This one-story bungalow is sheathed with long wood shingles. It is covered by a front-facing gabled roof. A lower front-facing gabled roof extends over the porch on the eastern end of the primary (north) façade. Both roofs have overhanging eaves, vertical slat vents, and exposed rafter tails. Three concrete steps lead to a walkway and three wider steps to the main entrance. The wider steps have been covered with a faux-stone veneer. A large rectangular window is positioned west of the door. It consists of a fixed single pane topped by a divided transom. River rocks make up the porch pier pedestals with its low wall on the eastern side and the chimney on the western elevation. The rock pedestal is the bottom half of the porch pier and a single wood post the top half. East of the porch is a projecting bay with a shed roof and new, triple window and small triangular knee braces sticks out from the wall, which steps back again. An iron fence surrounding the yard and window grilles are minor alterations.

27. See Non-contributing

28. 684 E. 52nd Place (5103-005-013)
1911/1919

This one-story bungalow is clad with wood shingles and covered by a front-facing gabled roof. The roof is characterized by overhanging eaves, exposed rafter tails, and a vertical slat vent. A shed roof projects over the porch, which is offset to the western end of the primary (north) façade. It is supported by square wood posts with knee braces. A rectangular window east of the porch has been replaced. A brick chimney is located on the western elevation. The other details and base of the house are obscured by landscaping. Window grilles are a minor alteration.

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29. See Non-contributing

30. 696 E. 52nd Place (5103-005-015)
1911/1912

A cross-gabled roof covers this one-story bungalow. A separate, shed roof projects over the porch, which is located at the eastern end of the primary (north) façade. The gabled roofs are characterized by overhanging eaves, exposed rafter tails, and vertical slat vents. The wood shingles are hung in a distinct orderly, staggered fashion. The concrete steps and walkway to the main entrance are on the western end of the porch. The door is in the middle of two large rectangular windows. West of the door, there is a fixed single pane topped by a divided transom and flanked by casement windows. East of the door the window consists of three, identical two-over-one double-hung sashes. The stuccoed porch piers slope into a common wall with a flattened-arch central drain. Two Y-shaped wood brackets connect the piers with the porch roof. The western elevation has a stuccoed chimney.

31. 700 E. 52nd Place (5103-005-016)
1911/1913

This one-story bungalow is clad with alternating rows of thin and medium width wood siding. It is covered by a cross-gabled roof with overhanging eaves, exposed rafter tails, and vertical slat vents. The front gable projects from the western side of the primary (south) façade. Centered under the gable is a fixed single-paned window shaded by a non-original awning. To the east is a porch covered by a flat trellis-like roof. The main entrance is located in the corner of the porch. To the east is large rectangular window with a fixed single pane topped by a divided transom. The porch piers and chimney on the eastern elevation are stuccoed. The front yard is surround by an iron fence.

32. 706 E. 52nd Place (5103-006-021)
1911/1915

This one-story bungalow is covered by a front-facing gabled roof and sheathed with clapboard. The roof is characterized by overhanging eaves, exposed rafter tails, a vertical slat vent, and triangular knee braces. A porch projects from the western end of the primary (north) façade. It is covered by trellis-like roof. Two horizontal boards with ends facing the street act as capitals for the porch supports. The identical porch supports are battered, painted brick sparsely studded with river rock. A low wall with two levels on the eastern side is also in this material. Long, fixed single-paned windows flank the main entrance. The door and windows are set in battered frames. Recent alterations include a chain link fence and paved over front yard.

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33. 712 E. 52nd Place (5103-006-022)
1911/1919

A front-facing gabled roof with a clipped peak, horizontal slat vent, exposed rafter tails, and triangular knee braces covers this one-story bungalow. Long wood shingles clad the house. A concrete walkway on the western side turns into the porch on the eastern side with a side-gabled roof over it. The symmetrical porch supports are battered brick piers on the bottom half and wood posts on the top. A few of the casements in the tripartite windows on the primary (north) elevation have been replaced. The eastern elevation has a brick chimney.

34. 718 E. 52nd Place (5103-006-023)
1911/1919

This one-story bungalow is covered by a cross-gabled roof and sheathed with wood shingles. The roof is characterized by overhanging eaves, exposed rafter tails, and lattice vents. Centered under the front gable is a long, rectangular tripartite window. The porch is located on the eastern side of the primary (north) façade, tucked under the side gable. The driveway on the eastern side of the house is in two rows for the car tires.

35. 724 E. 52nd Place (5103-006-024)
1911/1919

A front-facing gabled roof with overhanging eaves and exposed rafter tails covers this one-story bungalow. The roof projects over the full-width porch. Clapboard sheathes the house. The battered piers at each end of the porch and low wall are stuccoed. On top of the piers, which are trimmed like panels are wood posts joined to the tie beam. The gable end features extended roof beams correspond to the king post and knee braces that extend a little below the tie beam. Wood boards are placed diagonally (tilted toward the center) in between the vertical beams and behind the tie beam to make a truss configuration. A concrete walkway and four steps lead to the main entrance. The door is positioned between two, rectangular windows. The western one has a three-part design with a fixed single-paned window topped by a divided transom and flanked by two multi-paned casements. The other is a group of three multi-paned casements.

36. 730 E. 52nd Place (5103-006-025)
1911/1913

This one-story, clapboarded bungalow has a low-pitched porch roof that extends out of the middle of a side-gabled roof. Only the top third of a front gable with a vertical slat vent is on the upper half of the side-gabled roof. The roofs are characterized by overhanging eaves and exposed rafter tails. The river rock porch pedestals are topped by wood posts and connected by a low wall of the same material that extends west to meet a third pedestal. The main entrance is located at the top of a short flight of concrete

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steps. The door is set between two large window openings. Casement windows are grouped in twos and threes with X-shaped muntins in the upper portions. Minor alterations include the iron fence lining the sidewalk, window grilles, and paved over front yard.

37. 736 E. 52nd Place (5103-006-026)
1911/1919

This one-story bungalow is covered by a cross-gabled roof and sheathed with wood shingles. The roof is characterized by overhanging eaves, exposed rafter tails, and lattice vents. The porch is located on the eastern side of the primary (north) façade, tucked under the front gable. The upper halves of the symmetrical porch supports are two wood posts crossed by a horizontal beam. The posts sit on battered brick piers, the design of which is echoed in the chimney that is located west of the porch. Window grilles and a chain-link fence around the front yard are recent additions.

38. 744 E. 52nd Place (5103-006-027)
1911/1919

This one-story bungalow is covered by a cross-gabled roof and sheathed with clapboard. The roofs are characterized by overhanging eaves and exposed rafter tails. The front gable projects from the eastern end of the primary (north) façade to cover the porch. Two symmetrical porch piers are made of brown brick spotted with medium-sized river rock. A low wall built in the same materials unites the two piers. A light-colored, brick-framed opening with a keystone is positioned in the middle of the low wall. On top of the piers are two horizontal wood beams with the ends facing the street acting as the capital. The entrance walkway and stairs are on the western side of the porch. A low brick pier is on the western side of the steps. The door is flanked by large tripartite windows on (the one on the west is closer to the door). There is a brick chimney on the west elevation. The iron fence along the sidewalk and the paved over front yard are recent additions.

39. See Non-contributing

40. 756 E. 52nd Place (5103-006-029)
1911/1919

This one-story bungalow is sheathed with alternating rows of thin and medium width siding and covered by a side-gabled roof that extends over the porch. Overhanging eaves, exposed rafter tails, and a central shed dormer with a waffle vent characterize the roof. Painted river rock porch pedestals are united by a low wall of the same material. The upper halves of the symmetrical porch supports are two wood posts crossed by a horizontal beam. A concrete walkway then five steps leads to the main entrance. Rectangular windows flank the door. The battered door and window frames are original, however, a

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couple of the casement windows have been replaced. The iron fence surrounding the yard is a recent addition.

41. 762 E. 52nd Place (5103-006-030)
1911/1919

This one-story, wood shingled bungalow has a low-pitched porch roof that extends out of the middle of a side-gabled roof. Only the top third of a front gable with a lattice vent is on the upper half of the side-gabled roof. The roofs are characterized by overhanging eaves and exposed rafter tails. Wood posts top the battered porch pedestals. A low wall that is stuccoed like the pedestals encloses the porch. The main entrance is located at the top of a short flight of concrete steps. The door is set between two large window openings. The one to the east consists of a group of three casement windows. The one to the west is has a three-part design with a large fixed single pane flanked by multi-paned casements. Minor alterations include the iron fence lining the sidewalk and a roof extension over the eastern end of the porch. The driveway on the eastern side of the house is in two rows for the car tires.

42. 768 E. 52nd Place (5103-006-031)
1911/1919

A multi-gabled roof with a steeper-pitched roof above the porch's roof covers this one-story clapboarded bungalow. The top gable only extends halfway down the house's western side, where there is also a cross-gable. The porch gable has two extended post beams at the ends that lie just on top of the tie beam and correspond to two wood posts. These wood posts are the upper part of the symmetrical porch supports. The lower parts are stuccoed pedestals. A low wall encloses the porch and angles out to meet the concrete steps to the main entrance. The door is offset to the west and flanked by long rectangular windows. The architrave trim is original, but the windows have been replaced. Iron window grilles and a fence lining the sidewalk are recent additions.

43. 774 E. 52nd Place (5103-006-032)
1911/1912

This one-story bungalow is very simple in plan and design. It is sheathed with long wood shingles and covered by a front-facing gabled roof. The primary (south) façade is symmetrically organized. The roof projects over the porch that extends across the full-width of the primary (north) façade. It is characterized by overhanging eaves, exposed rafter tails, and lattice vent. Centered under the porch is the main entrance. Two symmetrical porch pedestals and a low porch wall are stuccoed. The pedestals are massive and rise to meet the cross beam over the porch. The windows are obscured from view by a non-original concrete block wall the partially encloses the eastern end of the porch. The front yard has been paved over.

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44. 780 E. 52nd Place (5103-006-033)
1911/1913

This one-story bungalow is very simple in plan and design. It is sheathed with long wood shingles and covered by a front-facing gabled roof that projects over the porch. The roof is characterized by overhanging eaves, exposed rafter tails, and a lattice vent. A short flight of concrete steps leads to the main entrance. Two rectangular windows are on either side of the door. They both consist of three multi-paned double-hung sash windows. The one on the west is closer and almost touching the doorframe. The architrave trim is original, but the windows have been replaced. River rock piers connected to a very low wall with brick trim on top distinguish the porch. The piers are massive and rise to meet the cross beam over the porch.

Non-contributing

6. 671 E. 52nd Place (5103-004-009)
2008

This two-story duplex is of new construction. It is side-gabled with evenly-spaced windows. It has decorative quoins and canopies over the doors on the south and west sides.

11. 703 E. 52nd Place (5103-003-029)
2008

This two-story duplex is of new construction. It is side-gabled with evenly-spaced windows. It has decorative quoins and canopies over the doors on the south and west sides.

16. 737 E. 52nd Place (5103-003-024)
1911/1919

This one-story bungalow has been extensively altered. The exterior has been stuccoed and the windows have been replaced. All that remains from the original design is the roof configuration and details, and the brick porch pedestals and chimney.

18. 751 E. 52nd Place (5103-003-022)
1911/1919

This one-story bungalow has been substantially altered. The exterior has been stuccoed and the windows have been replaced. All that remains from the original design is the roof configuration, exposed rafter tails, and battered porch pedestals and chimney.

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27. 680 E. 52nd Place (5103-005-012)
1911/1919

This one-story bungalow has been extensively altered. The exterior has been stuccoed and the windows have been replaced. All that remains from the original design is the roof configuration, exposed rafter tails, battered shape of the porch pedestals.

29. 690 E. 52nd Place (5103-005-014)
1911/1919

This one-story bungalow has been extensively altered. The exterior has been stuccoed and the windows have been replaced. All that remains from the original design is roof configuration, the porch pedestals, and truss work over the porch.

39. 750 E. 52nd Place (5103-006-028)
1911/1940

This one-story bungalow has been greatly altered. The exterior has been stuccoed and the windows have been replaced. All that remains from the original design is the roof configuration, exposed rafter tails, and stuccoed porch pedestals and chimney.

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SIGNIFICANCE

The 52nd Place Historic District is eligible for listing in the National Register under Criterion A as it is associated with events that have made a significant contribution to the broad patterns of our history. It meets the registration requirements for residential districts outlined in the Multiple Property Documentation (MPD) Form for Historic Resources Associated with African Americans in Los Angeles. It is significant at the local level in the context of settlement patterns. The 52nd Place Historic District was constructed as a planned tract of single-family residences in 1911. Originally it was occupied exclusively by white residents, by the 1930s it had become a racially mixed neighborhood, and by the 1950s it was predominately black. The 52nd Place Historic District is one of the few neighborhoods along the Central Avenue corridor to retain sufficient integrity for listing in the National Register, and was home to several African Americans of historic significance.

The 52nd Place Historic District was developed by the Tifal Brothers between 1911 and 1914, with the vast majority of the houses constructed in 1911. The Tifal Brothers, Charles, Gustav, and William were designers and builders, immigrants from Posen, Germany. They constructed over 350 bungalows in Los Angeles and another 100 in Monrovia where they were based, and where their work is most celebrated. Charles Tifal later partnered with Ralph Hurlburt and continued his career in San Diego where he worked in a range of styles.

One of the most powerful factors that first attracted African Americans to Los Angeles was the possibility of homeownership. Los Angeles had one of the highest rates of homeownership of any major American city. In 1910, 40 percent of African Americans in Los Angeles County owned their homes. By the 1920s, however, racially restrictive housing covenants designed to protect and maintain white neighborhoods were commonplace, thereby creating all white and racially mixed neighborhoods. This phenomenon was very different from East Coast and Midwestern cities that created ethnic ghettos by confining blacks and other minorities to their own particular neighborhoods. It was not until the Supreme Court ruled against restrictive housing covenants in 1948 that non-whites could purchase homes in the other neighborhoods, although it took another decade for the racial geography of Los Angeles to change.

The 52nd Place Historic District reflects the settlement patterns of the African American population. The 1920 Census data reveals that 52nd Place was an exclusively white working-class neighborhood. While most of the residents were native-born Americans, many were German, Russian, and Irish. The 1930s Census data documents that the neighborhood was racially mixed with African Americans representing the majority of the residents, which also included Mexican Americans and whites. Many of the male heads of household worked for the railroad. The changing demographics of the district reflect the growth

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of the African American population during the 1920s, and its movement south along the Central Avenue corridor during the 1930s. During the teens the hub of the community was Central Avenue between 8th and 12th Streets. During the early 1920s it shifted south of 20th Street; the Lincoln Theater was located at 23rd Street, the Second Baptist Church at 24th, and the YMCA at 28th. By 1928, the center of the community moved further south to Central Avenue and 41st Street with the opening of the Sommerville Hotel and several other businesses and institutions. As the houses in the area were not subject to racially restrictive covenants, blacks were able to purchase homes near this commercial corridor, which they simply called “the Avenue.”

The 52nd Place Historic District is unique in that it was home to several persons of historic significance. Early black residents of the neighborhood included Ivie Anderson and Joseph and Charlotta Bass. Ivie Anderson lived at 724 E. 52nd Place from 1930 until 1945. Anderson was the first African American singer to join a black band on a permanent basis. Black bands had regularly backed singers, but the singers were not part of the organization. She began her singing career in the early 1920s and performed with the likes of Curtis Mosby, Paul Howard, and Sonny Clay. In 1931 she was asked to join Duke Ellington’s orchestra for a fourteen-week tour, but she remained with the organization until 1942. Among her performances on important records are *It Don’t Mean A Thing If It Ain’t Got that Swing* (1932), *Stormy Weather* (1933), and *I Got It Bad and That Ain’t Good* (1941). She also appeared as a singer in films such as *A Day at the Races* (1937) and the *Hit Parade* (1937). Chronic asthma forced her to retire from touring, but she continued singing in local nightclubs. Afterward, she concentrated her efforts on her restaurant and then on real estate. She opened Ivie’s Chicken Shack at Central and Vernon Avenues in 1941. It was not a flimsy business suggested by the name, but rather a popular neighborhood restaurant that remained until 1957.

During the 1930s, Joseph and Charlotta Bass lived at 697 E. 52nd Place. They were community leaders, civil rights activists, and journalists. Charlotta Bass owned and operated the *California Eagle* from 1912 until 1951. At its height, the *Eagle* had a circulation of 60,000, making it the largest African American newspaper on the West Coast. In 1913, she met Joseph Bass who would eventually become editor of the *Eagle* and her husband. She was particularly active against restrictive covenants in housing and segregated schools. She also campaigned heavily against job discrimination and was an advocate of the “Don’t Buy Where You Can’t Work” campaign in the 1930s. Joseph Bass was teacher for seven years in his hometown of Jefferson, Missouri before leaving in 1894 for a newspaper job in Topeka. In addition to Topeka, Joseph worked for newspapers in Helena, Montana and San Francisco before finally settling in Los Angeles in 1913. He worked as a general newspaperman for Charlotta, at the *California Eagle*. Bass was promoted to editor and married his boss in 1914.

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Although he moved into the area after the period of significance, it is well worth noting that Gilbert Lindsay lived at 774 E. 52nd Place during the 1970s and 80s. During the 1940s, Lindsay was the manager/owner of Bilbrew and Lindsay Productions, which produced the pioneering broadcasts of the “Bronze Hour” on KGFJ Radio. The program’s announcer, Mrs. A.C. Bilbrew, was prominent in Los Angeles choral music circles. In 1952, Lindsay joined the campaign of Kenneth Hahn for Los Angeles County Supervisor, and joined his staff after Hahn was elected. In 1962, Lindsay became the first African American to serve on the Los Angeles City Council in the modern era. His connection to Hahn led to his appointment to fill a vacancy left on the City Council when Edward Roybal was elected to Congress. Just a few months later, Lindsay was joined on the City Council by Tom Bradley and Billy G. Mills, bringing the total number of African American members to three. Lindsay held the post until his death at age 90.

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52nd Place Historic District
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REFERENCES

Sanborn Maps were used to confirm the presence of garages on the rear of the lots and changes in building footprints.

Dates of construction were based upon the Los Angeles County Tax Assessor Records, and are noted with each building description. These records were also used to obtain the names of the original and subsequent owners.

Building permit research was conducted on selected properties to confirm the original builders and determined dates of major alterations.

Deed research was conducted on randomly selected properties to determine whether or not they include racially restrictive covenants.

“Avenues, Arts & Architecture of South Central Los Angeles,” a walking tour brochure produced by the Los Angeles Conservancy, 1993.

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52nd Place Historic District
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VERBAL BOUNDARY DESCRIPTION

The Tifal Brothers 52nd Place Tract. Lots 11-33 on the south side of the street and lots 37-57 on the north side of the street. See attached map.

BOUNDARY JUSTIFICATION

The district includes all of the lots associated with the Tifal Brothers 52nd Place Tract, except for 1-10, 34-36, and 58-59. Lots 1-10 are occupied by commercial buildings facing Avalon Boulevard and are separated from the rest of the tract by an alley. Lots 34-36 and 59-59 are occupied by single-family residences that lack sufficient integrity to qualify as contributing buildings.

PHOTOGRAPHS

City: Los Angeles

County: Los Angeles

State: CA

Photographer: Jay Fantone

Date: June 2008

Location of Negatives: Christopher A. Joseph & Associates
523 West 6th Street, Suite 1134
Los Angeles, CA 90014

1. East 52nd Place, looking west down the south sidewalk.
2. East 52nd Place, looking west down the middle of the street.
3. 639 E. 52nd Place, looking north at front elevation.
4. 648 E. 52nd Place, looking south at front elevation.
5. 674 E. 52nd Place, looking south at front elevation.
6. 680 E. 52nd Place, looking south at front elevation.
7. 703 E. 52nd Place, looking north at front elevation.
8. 712 E. 52nd Place, looking south at front elevation.
9. 737 E. 52nd Place, looking north at front elevation.
10. 745 E. 52nd Place, looking north at front elevation.
11. 756 E. 52nd Place, looking south at front elevation.

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52nd Place Historic District
Los Angeles, California

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PHOTOGRAPHS

City: Los Angeles

County: Los Angeles

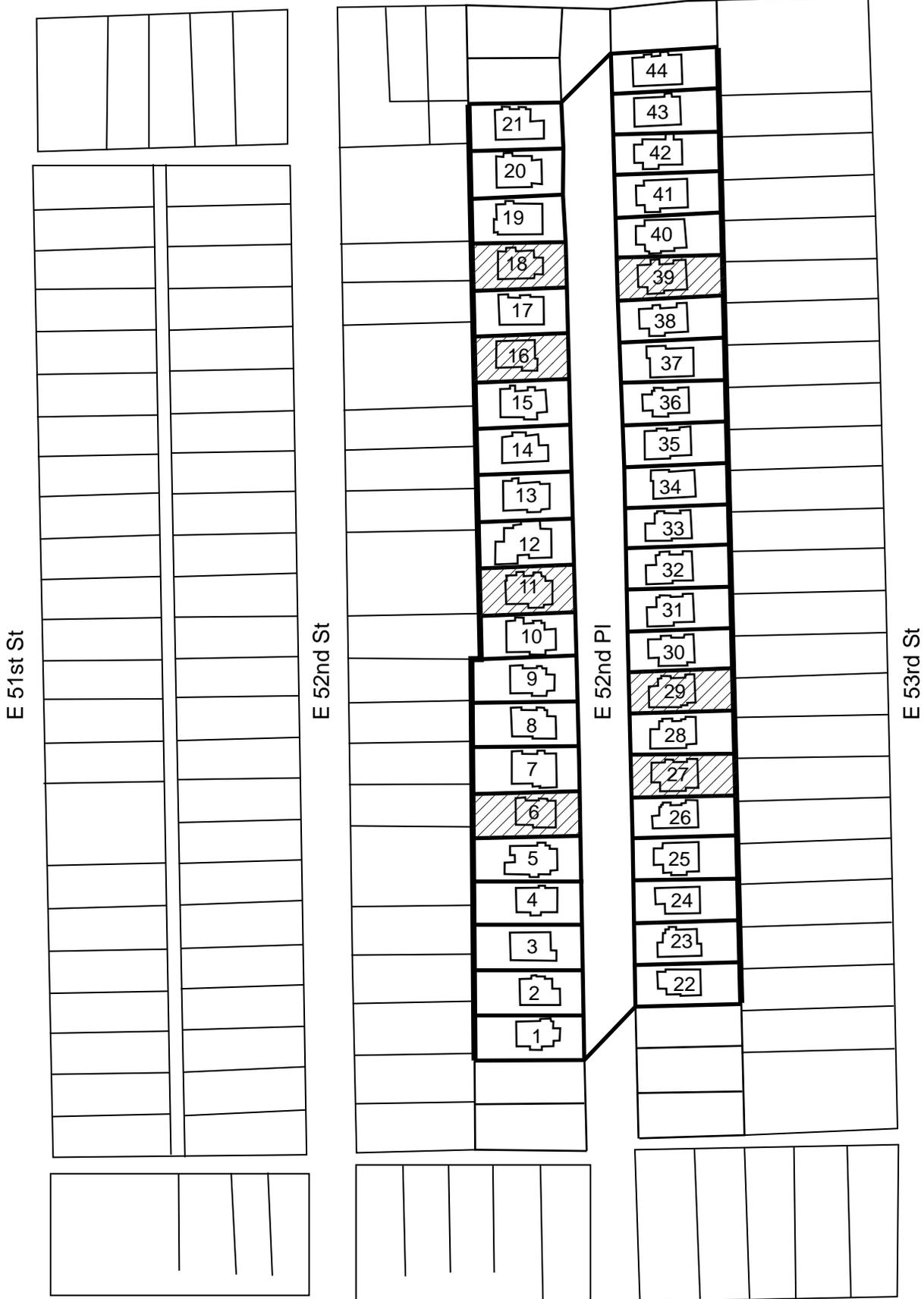
State: CA

Photographer: Jay Fantone

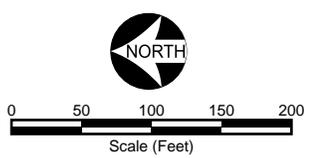
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11. 756 E. 52nd Place, looking south at front elevation.



- Legend
-  Proposed Historic District Boundary
 -  Non-Contributing Lots
 -  Parcel Lines
 -  Building Footprint



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Los Angeles County, CA