

BRUNSWIG ANNEX
502 New High Street & 111 Republic Street
Los Angeles
Los Angeles County
California

HABS CA-2793
CA-2793

HABS
CA-2793

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

Name: BRUNSWIG ANNEX HABS No. CA-2793
(Brunswick Drug Company Complex)

Location: 502 New High Street and 111 Republic Street, corner of New High Street and Republic Street, City of Los Angeles, County of Los Angeles, California. The Brunswick Annex faces south onto Republic Street and west onto New High Street. The east side of the building shares a wall with the Vickrey-Brunswick Building, which faces east onto Main Street.

U.S. Geological Survey Los Angeles Quadrangle, Universal Transverse Mercator Coordinates:
11.385291 E; 3769295 N

Present Owner / Occupant: County of Los Angeles

Present Use: Vacant

Significance: Designed by the Los Angeles architectural firm of Dennis & Farwell,¹ the Brunswick Annex (and attached Vickrey-Brunswick Building) represents the rapid transformation of Los Angeles in the last quarter of the 19th century from an agricultural outpost during the Spanish and Mexican eras to a populous, commercialized city with increasing regional importance.² Constructed in 1897 as the surrounding Plaza district shed its rural, colonial character and became the city's first central business district,³ the Brunswick Annex reflects the continuous and evolving use of the 1825 site of the Spanish settlement of El Pueblo de Los Angeles, characterized as "the living composite story of Los Angeles from Indian times prior to 1781 through Spanish, Mexican and American periods."⁴ The Brunswick Annex was listed in the National Register of Historic Places in 1981 as a contributor to the El

¹ *The Los Angeles Journal*. 10 July 1897. "Building and Contracting: Building Contracts." p. 4.

² Many secondary sources explore the factors behind the economic, social, and political transformation of Los Angeles in the second half of the 19th century. See, for example: Dumke, Glenn S. [1944] 1991. *The Boom of the Eighties in Southern California*. San Marino, CA: Huntington Library. Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. Cambridge, MA: Harvard University Press. Hill, Laurance L. 1929. *La Reina: Los Angeles in Three Centuries*. Los Angeles, CA: Security Trust & Savings Bank. Mullaly, Larry, and Bruce Petty. 2002. *The Southern Pacific in Los Angeles, 1873–1996*. San Marino, CA: Golden West Books and Los Angeles Railroad Heritage Foundation. Nadeau, Remi. 1960. *Los Angeles, from Mission to Modern City*. New York: Longmans, Green and Co. Newmark, Maurice H., and Marco R. Newmark, eds. [1916] 1970. *Sixty Years in Southern California, 1853–1913, Containing the Reminiscences of Harris Newmark*. 4th edition. Los Angeles, CA: Zeitlin & Ver Brugge. O'Flaherty, Joseph S. 1972. *An End and a Beginning: The South Coast and Los Angeles 1850–1887*. Hicksville, NY: Exposition Press. O'Flaherty, Joseph S. 1978. *Those Powerful Years: The South Coast and Los Angeles, 1887–1917*. Hicksville, NY: Exposition Press. Poole, Jean Bruce. 2002. *El Pueblo: The Historic Heart of Los Angeles*. Los Angeles, CA: Getty Publications.

³ By 1920, the central business district had shifted roughly five blocks southward from the site of the Brunswick Annex and El Pueblo District. Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. pp. 148–49. Cambridge, MA: Harvard University Press.

⁴ U.S. Department of the Interior, National Register of Historic Places. 1972. "Nomination Form, Los Angeles Plaza Historical Group, El Pueblo de Los Angeles (State Historic Park)."

Pueblo de Los Angeles State Historic Park, a district listed in the National Register in 1972.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. **Date of erection:** 1897
2. **Architect:** Dennis & Farwell, Los Angeles, California
3. **Original and subsequent owners:** Frederick William Braun and Lucien Napoleon Brunswick (1897–1907); Lucien Napoleon Brunswick (1907–1943); Marguerite Wogan Brunswick (Widow) 1943–1948; County of Los Angeles (1948–present).
4. **Original and subsequent occupants:** Frederick William Braun and Lucien Napoleon Brunswick commissioned the Brunswick Annex as an expansion for the F.W. Braun & Company Wholesale Druggist Company, housed in the building abutting the Brunswick Annex, the Vickrey-Brunswick Building. In 1907, Brunswick purchased Braun's interest in the Brunswick Drug Company, and the Vickrey-Brunswick Building and Brunswick Annex continued to house the headquarters of the company until 1948, when the properties were purchased by the County of Los Angeles.⁵
5. **Builder, contractor, suppliers:** Contractor: C M Parton and W R Tuttle⁶
6. **Original plans and construction:** No original drawings for the Brunswick Annex were uncovered by research.
7. **Alterations and additions:** The most extensive alteration carried out on the exterior of the Brunswick Annex appears to be the addition of a third story between 1897 and 1906.⁷ While the primary and secondary sources consulted for this study do not indicate the exact date of the addition of the third story, the County of Los Angeles Office of the Tax Assessor data indicate that the assessed value of the Brunswick Annex jumped 37 percent, from \$2,500 to \$4,000, from 1900 to 1901, a large increase in value that was not mirrored in neighboring properties in the same period. From 1901 to 1906, by which point the Sanborn Map already shows the presence of the third story, the assessed value of the Brunswick Annex remained

⁵ County of Los Angeles Office of the Assessor Maps. 1947–1951. Book 5408. p. 7. Parcel No. 904. Available at: County of Los Angeles Hall of Records, Los Angeles, California.

⁶ *The Los Angeles Journal*. 10 July 1897. "Building and Contracting: Building Contracts." p. 4.

⁷ Identification of the nature and dates of alterations is drawn from indirect evidence; the City of Los Angeles does not have 19th-century building permits. The date range presented here starts with the date of construction, 1897 (as documented in the construction trade journal, *Los Angeles Journal*) through 1906 (the year in which the Sanborn Insurance Map shows the existence of a third story on the Brunswick Annex).

stable. Thus, the increase in value noted in tax assessor records suggests that the addition of the third story was carried out between 1900 and 1901.

In 1907, *Builder and Contractor* noted the completion of a four-month long improvement effort to two properties on the site of the original Los Angeles Gas Works (corresponding to the location of the Brunswick Annex and potentially a third building owned by the company). Although the improvements were not described, the architect was listed as Dennis & Farwell, the architects of the Brunswick Annex; the contractor was C. Leonardt.⁸

In 1948, the County of Los Angeles acquired the Brunswick Annex and the adjacent Vickrey-Brunswick Building and began improvements to both buildings. The interior of the Brunswick Annex was completely remodeled, leaving none of the original detailing.

Additional alterations to the Brunswick Annex have included the demolition of a connecting building segment on the north elevation (dates of construction and demolition unknown, and the connecting segment appears as early as 1906 on the Sanborn map and disappeared sometime between 1953 and 1972), removal of the iron cornice (1971), bricking of exterior windows (date unknown), and enclosure of basement-level skylights (date unknown).

B. Historic Context:

Brunswick Annex

The Brunswick Annex was constructed in 1897,⁹ during a time of economic recovery following the tumultuous real estate boom and bust of the late 1880s in Los Angeles and Southern California.¹⁰ Commissioned by Frederick William Braun and Lucien Napoleon Brunswick, the Brunswick Annex served as an extension of the wholesale druggist enterprise F.W. Braun & Company, housed in the adjacent Vickrey-Brunswick Building. (The associated Vickrey-Brunswick Building, constructed in 1888 on North Main Street, shares a party wall with Brunswick Annex, on the latter's east elevation.) Founded in 1888 by Braun, an Illinois native and graduate of the Chicago College of Pharmacy, the F.W. Braun & Company was the first wholesale druggist company in Southern California.¹¹

⁸ *Builder and Contractor*. 17 October 1907. On file, Los Angeles Public Library, City of Los Angeles, California Index.

⁹ *The Los Angeles Journal*. 10 July 1897. "Building and Contracting: Building Contracts." p. 4.

¹⁰ Dumke, Glenn S. [1944] 1991. *The Boom of the Eighties in Southern California*. San Marino, CA: Huntington Library.

¹¹ Newmark, Maurice H., and Marco R. Newmark, eds. [1916] 1970. *Sixty Years in Southern California, 1853–1913, Containing the Reminiscences of Harris Newmark*. 4th edition. p. 589. Los Angeles, CA: Zeitlin & Ver Brugge. At the time of its founding, F.W. Braun & Company was located at 127–129 New High Street; primary source information does not indicate the exact date for the relocation of F.W. Braun and Company to the Vickrey-Brunswick Building. However, City of Los Angeles directories indicate that, by 1899, the headquarters of the wholesale drug concern was based in the Vickrey-Brunswick Building and Brunswick Annex.

Architects Oliver Perry Dennis and Lyman Farwell were noted practitioners in the years immediately preceding and following the turn of the 20th century in the Los Angeles region. They formed their partnership in 1895. Their commissions spanned many building types and included elegant homes in the prestigious enclave of Chester Place (1903), bank buildings in Pasadena and Inglewood (1907, 1910), a hotel in the Naples district of Long Beach (1907), the police station in Boyle Heights (1911), and the Letters and Science building (1904) at Occidental College in Eagle Rock. Two of their best known extant designs are located in Hollywood: the Janes House, a late Queen Anne survivor on Hollywood Boulevard, and the Lane House (1909), now known as the Magic Castle, in the Hollywood hills. The pair disbanded their firm in 1913.¹²

By 1891, Brunswig, a druggist and chemist, had joined Braun as a partner in the company. Born in France, Brunswig immigrated to the United States in 1872 and settled in New Orleans, where he established a wholesale druggist company, Finley & Brunswig.¹³ Brunswig appears to have moved to Los Angeles around 1900.¹⁴ In 1905, he co-founded the University of Southern California Pharmacy School. In 1907, Braun sold his interests in F.W. Braun & Company to Brunswig, who renamed the enterprise the Brunswig Drug Company. In subsequent decades, the French government recognized Brunswig by naming him a Chevalier of the Legion of Honor due to his work with the French Red Cross during World War I. Brunswig became a well-known philanthropist in Los Angeles, establishing a soup kitchen in the Plaza area in 1931 that provided meals to 800 to 1,000 people daily with donations from the Ambassador Hotel, the Biltmore Hotel, and California Club.¹⁵ Brunswig also started a foundation to assist French tubercular children following World War II, among other charitable activities.

Plaza District: History and Development

Spanish Era

The area of Los Angeles now known as the Plaza district was selected in 1825 as the third of three sites¹⁶ chosen by the Spanish for the new *pueblo*, or town, of Los Angeles, originally named *El*

¹² This information was compiled from listings in the California Index maintained by the History Department at the Los Angeles Public Library (<http://www.lapl.org>) and from Gebhard, David, and Robert Winter. 2003. *An Architectural Guidebook to Los Angeles, Revised Edition*. Salt Lake City, UT: Gibbs Smith, Publisher.

¹³ Detweiler, Justice B., ed. 1929. *Who's Who in California: A Biographical Directory, 1928-29*. San Francisco, CA: Who's Who Publishing Company. Biographical Division, Los Angeles Historical Society. n.d. "Information concerning Lucien N. Brunswig, President Brunswig Drug Co." Los Angeles Public Library, California Biography File.

¹⁴ Sources consulted for this study did not indicate how the partnership between Brunswig and Braun was established; City of Los Angeles directories indicate that Brunswig was a co-owner of F.W. Braun & Company but remained a resident of New Orleans. City of Los Angeles Directory. 1890, 1891, 1892, 1896, and 1899. Detweiler, Justice B., ed. 1929. *Who's Who in California: A Biographical Directory, 1928-29*. San Francisco, CA: Who's Who Publishing Company. Biographical Division, Los Angeles Historical Society. n.d. "Information concerning Lucien N. Brunswig, President Brunswig Drug Co." Los Angeles Public Library, California Biography File.

¹⁵ Shippey, Lee. 5 September 1931. "Lee Side o' L.A." *Los Angeles Times*.

¹⁶ The first site selected in 1781 by Governor Felipe de Neve on which to found the city suffered from severe flooding in 1792; after the second site was also flooded in 1815, the Plaza was relocated farther from the river, to the northwest. Poole, Jean Bruce. 2002. *El Pueblo: The Historic Heart of Los Angeles*. Los Angeles, CA: Getty Publications.

Pueblo de la Reina de Los Angeles.¹⁷ The site of the original settlement was selected in 1781 when the Spanish governor of California, Felipe de Neve, led a procession of soldiers, laypeople, and priests from nearby Mission San Gabriel and founded the pueblo near the Porciúncula River (Los Angeles River). The settlement, whose objective was to supplement the agricultural goods produced at the Mission San Gabriel,¹⁸ was designed according to the Laws of the Indies, the town planning guidelines codified by the Spanish in the mid-16th century for all colonial towns. All three iterations of the original settlement, whose relocations were a consequence of seasonal flooding of the river, reflected this plan, with houses and buildings facing a central square oriented to the cardinal points. The pueblo lands were divided and distributed among the 44 original settlers, or *pobladores*, each of whom was given two *suertes*, or fields, of irrigable land, two fields of dry land, and a house lot, facing the central square.¹⁹

During Spanish rule, from 1781 to 1821, two dozen land grants were made, primarily as compensation to soldiers upon their retirement.²⁰ By 1818, the population of the pueblo had grown to nearly 600 people, and the town's character was rural and driven by small farming enterprises.

Mexican Era

Mexico gained its independence from Spain in 1821, and the subsequent secularization of the mission system and distribution of its holdings dramatically shifted the character of land ownership in Los Angeles (and California). Mission secularization in 1833 and the beginning of a highly profitable trade in cattle hide and tallow exports opened the way for larger, commercially driven farms. During the Mexican rule of California, from 1821 to 1848, land owned by the Spanish crown and clergy was distributed in over 800 land grants, passing mostly to Mexican settlers born in California, the "*Californios*."²¹ While this shift marked the beginning of the rancho system that would "dominate California life for nearly half a century,"²² the rural character of the pueblo of Los Angeles and its surroundings remained intact. Ranchos were largely self-sufficient enterprises (partly out of necessity, given California's geographic isolation), producing goods to maintain their households and operations.²³

¹⁷ Ríos-Bustamante, Antonio, and Pedro Castillo. 1986. *An Illustrated History of Mexican Los Angeles, 1781–1985*. Monograph No. 12. p. 36. Los Angeles, CA: University of California, Los Angeles, Chicano Studies Research Center Publications.

¹⁸ Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. p. 7. Cambridge, MA: Harvard University Press.

¹⁹ Ríos-Bustamante, Antonio, and Pedro Castillo. 1986. *An Illustrated History of Mexican Los Angeles, 1781–1985*. Monograph No. 12. p. 30. Los Angeles, CA: University of California, Los Angeles, Chicano Studies Research Center Publications.

²⁰ Hoover, et al. 2002. *Historic Spots in California*. p. xiii. Stanford, CA: Stanford University Press.

²¹ Poole, Jean Bruce. 2002. *El Pueblo: The Historic Heart of Los Angeles*. p. 13. Los Angeles, CA: Getty Publications.

²² Poole, Jean Bruce. 2002. *El Pueblo: The Historic Heart of Los Angeles*. p. 13. Los Angeles, CA: Getty Publications.

²³ Hill, Laurance L. 1929. *La Reina: Los Angeles in Three Centuries*. p. 29. Los Angeles, CA: Security Trust & Savings Bank. See also Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. pp. 9–10. Cambridge, MA: Harvard University Press.

Many ranchers maintained second homes in the Plaza area, which in 1825 was relocated a third and final time to its present location. Construction on the Plaza Church, The Church of Our Lady, the Queen of the Angels, was completed in 1822. The Plaza continued to serve as a gathering place for trading and buying goods, as well as social activities, fiestas, and mass in the Plaza Church. By the 1830s, the population of the settlement had grown from the original 44 to approximately 1,000, making Los Angeles the most populous of the original three pueblo settlements,²⁴ as well as the center of economic and political life, in Alta California.

American Era

With the signing of the Treaty of Guadalupe Hidalgo in 1848, the U.S.–Mexican War formally ended. California was annexed to the United States and subsequently gained statehood in 1850. This political shift set in motion a variety of factors that began to erode the rancho system. The initiation of property taxes proved onerous for many Southern California ranchers, given the size of their holdings.²⁵ In addition, the 1851 creation of the U.S. Land Commission required that property owners prove the validity of their property titles, many of which had been granted relatively informally and without the benefit of formal survey. Because appeals were allowed (but were usually prolonged affairs), property ownership disputes were resolved via expensive litigation proceedings. Ranchers often paid legal debts with portions—or all—of their ranchos; during this period, 40 percent of rancho-held lands in the County of Los Angeles passed to the U.S. government.²⁶ The large-scale rancho system also suffered greatly from the 1860s droughts, which decimated the cattle industry upon which Southern Californian ranchers depended.

Following annexation, the first survey of Los Angeles was carried out when Lieutenant Edward O.C. Ord produced the city's first map, which he platted according to the same grid plan (albeit using the pueblo's original orientation to the cardinal points) that had become the standard for American cities by this time.²⁷ With the 1849 advent of the Gold Rush in Northern California, as well as the growing influx of European-Americans to Southern California as a result of westward expansion, Los Angeles's population expanded rapidly in the American period. From 1850 to 1860, the population grew from approximately 1,600 to 4,300.²⁸ The Plaza area continued to serve as the center of social and religious life in Los Angeles. Harris Newmark, a German Jew who settled in Los Angeles in 1853 (and later published his reminiscences of early Los Angeles),

²⁴ Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. p. 7. Cambridge, MA: Harvard University Press.

²⁵ Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. p. 9. Cambridge, MA: Harvard University Press.

²⁶ Nadeau, Remi. 1960. *Los Angeles, from Mission to Modern City*. pp. 46–49. New York: Longmans, Green and Co. See also Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. pp. 13–14. Cambridge, MA: Harvard University Press.

²⁷ O'Flaherty, Joseph S. 1978. *Those Powerful Years: The South Coast and Los Angeles, 1887–1917*. p. 33. Hicksville, NY: Exposition Press.

²⁸ Hill, Laurance L. 1929. *La Reina: Los Angeles in Three Centuries*. p. 44. Los Angeles, CA: Security Trust & Savings Bank.

described the Plaza area as the “nucleus” of town, around which were “clustered the homes of many of those who were uppermost in the social scale.”²⁹

Nevertheless, Newmark described the Plaza as “not beautiful.” In 1869/1870, former California governor Pío de Jesús Pico, the last governor under Mexican rule, commissioned the construction of the Pico House, a hotel across Main Street from the site of the later Vickrey-Brunswick Building and Brunswick Annex, in an attempt to revive the Plaza neighborhood. In 1870, the Merced Theatre, the first building constructed in Los Angeles specifically for theater, was built next door to the Pico House. For a decade, the Pico House and Merced Theatre were the most elegant such institutions in the city.³⁰ Other attempts in the 1870s at beautifying the Plaza included the landscaping and reshaping of the central square to a large circle, as well as the addition of a fountain, trees, and flowerbeds.

However, while the Plaza district remained a commercial and social center, it grew increasingly marginalized, with the city’s elite preferring developing neighborhoods in the northern and eastern hills, or southern and western flats. The separation of commercial and residential environments quickly became the norm in Los Angeles, and the Plaza district became home to unassimilated immigrants, who lived in deteriorating adobe houses, as well as hotels, gambling houses, and brothels.³¹

In another sign of the transformation of Los Angeles from an agricultural village to an urban environment, the first Los Angeles Gas Works was established in 1867 in the Plaza district, on the future site of the Brunswick Annex, at the corner of Hayes Alley (now Republic Street) and New High Street.³² The city’s first horse-drawn trolley car was established in 1874, with a line running down Main Street past the Plaza, Pico House, and Merced Theatre. Two years later, in 1876, the completion of the Southern Pacific Railroad connecting Los Angeles with the East Coast via San Francisco greatly accelerated the city’s transformation during the final quarter of the 19th century. The accessibility of rail travel and the promotion of nascent Southern California towns as havens for promoting good health triggered rapid population growth. “California, the Cornucopia of the World,” promised one advertisement, “Room for Millions of Immigrants, 43,795 acres of government lands untaken, railroad and private land for a million farmers, a climate for health and wealth without cyclones or blizzards.”³³ Between 1870 and 1880, the population of Los Angeles nearly doubled, from 5,728 to 11,183. A dramatic real estate boom in Southern California occurring in Los Angeles between roughly 1886 and 1888, coupled with price wars between the three transcontinental railways serving the region, led to further increases, with the population

²⁹ Newmark, Maurice H., and Marco R. Newmark, eds. [1916] 1970. *Sixty Years in Southern California, 1853–1913, Containing the Reminiscences of Harris Newmark*. 4th edition. p. 97. Los Angeles, CA: Zeitlin & Ver Brugge.

³⁰ Poole, Jean Bruce. 2002. *El Pueblo: The Historic Heart of Los Angeles*. pp. 30–31, 34. Los Angeles, CA: Getty Publications.

³¹ Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. p. 138. Cambridge, MA: Harvard University Press.

³² *Los Angeles Daily Star*. 20 July 1870. “Our Gas Works.” Available at: Los Angeles Public Library, California Index.

³³ Poole, Jean Bruce. 2002. *El Pueblo: The Historic Heart of Los Angeles*. p. 36. Los Angeles, CA: Getty Publications.

peaking in 1888 at 80,000. With the collapse of the real estate boom, this figure had declined by 1890 to 50,900;³⁴ the subsequent economic depression lasted through the mid-1890s.

Despite the downturn, the industrial and commercial transformation of the city—as well as the widespread development outside the core—was well entrenched. By 1898, the neighborhood surrounding the Plaza district, stretching southwest to Second and Spring Streets, had become the city's first central business district. By 1920, the business district was home to approximately 75 percent of Los Angeles's commercial and professional activity.³⁵ While downtown thrived—a 1924 traffic survey found that a total of 1.2 million people (a figure greater than the city's total population) traveled each day to the greater downtown area, which was by that time bounded by Temple, Los Angeles, Pico, and Figueroa Streets³⁶—the Plaza declined. Thus, the centrality of the Plaza district changed with the city's outward expansion and southward shift of the commercial and civic core, which by 1930 was centered at Seventh and Hill Streets.³⁷ The construction, in 1949/1950, of the Santa Ana freeway immediately south of the Plaza district further isolated the area.

In 1928, a scheme by Mrs. Christine Sterling, an emigrant to Los Angeles, sought to preserve the few remnants of the Plaza's historic past and revive the area as a Latin American center and a Mexican marketplace. Spurred by the City's condemnation of the Avila Adobe, the lone survivor of the original settlement, Mrs. Sterling contacted descendants of the original residents of the area, lobbied the City Council and city leaders such as *Los Angeles Times* publisher Harry Chandler, and raised enough capital to incorporate the Plaza de Los Angeles, Inc. The group sought "to preserve the Plaza as a monument to the founding of Los Angeles."³⁸ This movement was officially recognized in 1953, when El Pueblo State Historic Park was created by the City and County of Los Angeles and the State of California.

In 1972, the Plaza district was listed in the National Register of Historic Places as a district under the name El Pueblo de Los Angeles State Historic Park. In a boundary expansion approved by the National Register in 1981, the Plaza House, Vickrey-Brunswick Building, and Brunswick Annex were subsequently added as contributors to the district.

³⁴ The population statistics presented in this passage are drawn from O'Flaherty, Joseph S. 1978. *Those Powerful Years: The South Coast and Los Angeles, 1887–1917*. p. 49. Hicksville, NY: Exposition Press.

³⁵ Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. p. 148. Cambridge, MA: Harvard University Press.

³⁶ Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. p. 148. Cambridge, MA: Harvard University Press.

³⁷ Fogelson, Robert M. 1967. *The Fragmented Metropolis: Los Angeles, 1850–1930*. p. 149. Cambridge, MA: Harvard University Press.

³⁸ Robinson, W.W. [1959] 1981. *Los Angeles from the Days of the Pueblo: A Brief History and a Guide to the Plaza Area*. San Francisco: California Historical Society.

PART II. ARCHITECTURE INFORMATION³⁹

A. General Statement:

- 1. Architectural character:** The Brunswick Annex is constructed of brick on a trapezoidal plan and stands three stories with a full basement. It is a simplified representation of the Italianate Revival style commonly used for commercial architecture in the late 19th and early 20th centuries. Characteristic elements of this style featured on the Brunswick Annex include the decorative stringcourse located above the third floor windows and the segmental and rounded arched brick windows featured on the south and west elevations.
- 2. Condition of fabric:** The current condition of the Brunswick Annex is poor. Left vacant since the 1970s, the building has deteriorated from neglect, exposure, and fire, resulting in its current state of disrepair.⁴⁰ Several contributing elements were removed or altered, including original doors and windows and the original detailed cornice featured at the roofline. Following the 1948 purchase of the building by the County of Los Angeles, the interior was completely remodeled; it no longer retains the historic interior elements associated with the building's original construction. Additional alterations occurred to the north elevation of the Brunswick Annex as evidenced by the scars visible on the exterior walls. A three-story extension, consisting of approximately one-third the existing mass of the building, once connected to the north elevation. It is unknown whether this was a separate building or part of the original Brunswick Annex. The demolished segment was present as early as 1906 and was still extant as late as 1953. The building segment was likely demolished sometime between 1953 and 1972, as there is no mention of the building segment in the 1972 National Register nomination for the Plaza de Los Angeles.

B. Description of Exterior:

- 1. Overall dimensions:** The building is trapezoidal in plan and stands three stories with a full basement. The overall dimensions for the building are as follows: south elevation 72'-9"; north elevation 78'-5"; west elevation 51'-9"; and east elevation 47'-6". The east elevation is a shared party wall with the Vickrey-Brunswick Building.

³⁹ Architectural information about the Brunswick Annex pertaining to structural systems and materials were derived from, Peterson, Dan. 1985. *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles*. Unpublished report: On file, Sapphos Environmental, Inc.

⁴⁰ John A. Martin & Associates. 2003. *Final Structural Evaluation of the Existing Buildings of the Proposed Culture y Arte 500 Block of North Main Street, Los Angeles, California*. p. ES-3. Unpublished report: On file, Sapphos Environmental, Inc.

2. **Foundations:** It is unknown what materials make up the foundation of the Brunswick Annex. The adjacent Vickrey-Brunswick Building rests on a granite block marble foundation; it is possible that the Brunswick Annex foundation is composed of similar materials.
3. **Walls:** Painted un-reinforced masonry walls in running bond pattern form all three exterior elevations of the Brunswick Annex. The fourth wall (east elevation) is also un-reinforced masonry and was formerly the west (exterior) elevation of the attached Vickrey-Brunswick Building.

The south and west elevations of the Brunswick Annex are the only two elevations that evidence any architectural attention. Both elevations feature a decorative brick stringcourse that runs above the third-floor windows. A deteriorating Styrofoam cornice (a replica installed as a temporary measure during city cleanup efforts prior to the Democratic National Convention held in Los Angeles in 2000) suggests the appearance of the original iron version, removed after the 1971 Sylmar Earthquake.

The south elevation is organized into four equal bays, each containing a coordinated fenestration pattern. Each bay is composed of a wide, arched window on the ground floor. On the second floor of each bay is a pair of rectangular windows capped with segmented arch lintels, and on the third floor is a pair of rounded arched windows. Each brick arch is constructed of a triple course of header bricks. The third bay from the west contains an entrance in place of the wide, arched window featured in the remaining elevation bays.

The west elevation is separated into three bays and contains asymmetrical fenestration, due to extensive alterations and the replacement of original windows. The first bay from the north features a steel door on the first floor and a steel-frame two-over-three-light awning window on the second and third floors. Two of the original windows that were bricked in are visible on the second floor. The center bay contains a pair of steel-frame, two-over-five-light awning windows on the second floor, hung off-center. The third floor on the center bay contains a pair of original rounded-arch, double-hung wood windows. The third bay from the north contains a single window: an original rectangular-framed window with an arched lintel, located on the second floor. All three original window arches are constructed of a triple course of header bricks.

The north elevation is asymmetrical in plan and has undergone extensive alterations. Evidence of these alterations is likely a result of the demolition of a connecting building segment that abutted the north elevation. Original fenestration was bricked in, and wall ornamentation was removed at an unknown date. It is unknown whether this was a separate building or part of the original Brunswick Annex. The demolished segment was present as early as 1906 and was still extant as late as 1953. The building segment was likely demolished sometime between 1953 and 1972, as there is no mention of the building segment in the 1972 National Register Nomination for the Plaza de Los Angeles.

4. **Structural system, framing:** The Brunswick Annex is of load-bearing masonry construction with wood joists and rafters, hardwood tongue-and-groove sheathing at the floors and ceilings, and wood diaphragm. The concrete flooring in the basement helps support the wood column grid support system that carries through to all three upper floors. Star-shaped steel reinforcing ties dot each elevation above the ceiling level of each floor.
5. **Openings:**
 - a. **Doorways and doors:** Existing exterior doors of the Brunswick Annex consist of modern steel doors, in fair to poor condition. Many are missing their hardware, and the lock mechanisms have been removed or broken out. Primary entry to the Brunswick Annex was on the south elevation via two double metal doors, which originally contained four lights each. This doorway is now boarded over. A pair of steel double doors provides entry to the building from the west elevation. The doors appear to be a later addition that accompanied other alterations to the elevation.
 - b. **Windows and shutters:** Many of the windows on the Brunswick Annex were added to the building later or covered over during alterations. Sidewalk skylights originally surrounded the building on the ground floor. They were removed and covered over with concrete. Additional basement light was provided by arched brick light wells that have since been concealed by the elevation of the sidewalks along Republic Street and New High Street. The existing windows include one-over-one-light double-hung sash and multi-light steel-frame, awning windows.
6. **Roof:**
 - a. **Shape, covering:** The roof is flat with a low parapet and clad in rolled composition roofing material.
 - b. **Cornice, eaves:** The detailed cornice that originally capped the parapet was removed following the 1971 San Fernando earthquake. A Styrofoam replica was installed in 2000; portions of this cornice have deteriorated. The gutter system is a single metal pipe that is fastened to the mortar on the north, west, and south elevations of the building. The metal pipe carries rainwater accumulated from roof-adhered gutter systems trays to facilitate the movement of rainwater onto the street.

C. **Description of Interior:**

1. **Floor plans:** In 1948, the County of Los Angeles completely remodeled the interior of the Brunswick Annex. Existing floor plans are attached.

- a. **First floor:** The first floor features one large room with a small stud wall enclosure at the southeast corner, which encloses a small restroom. A chain-link fence separates the west half of the room. Several large round support beams from the basement carry up through all floors of the building.
 - b. **Second and third floor:** The second and third floors both feature a basic rectangular layout with little significant material. The second and third floors feature wood purlins and sheathing at the floors and ceilings.
2. **Stairways:** The stairway railing is constructed of metal with four-sided, pyramid-shaped post cap pieces attached to the indoor stairwell banisters. The steps are of wood construction. The stairways are provided as access to all floors through a stairwell in the northwestern corner of the building.
 3. **Flooring:** In the basement, a concrete floor supports the wood column grid. The remaining floors feature composition wood floors. The wood flooring lacks finish or color.
 4. **Mechanical equipment:**
 - a. **Dumbwaiters:** A dumbwaiter shaft is present on the second floor for access down into the basement.

D. Site:

The Brunswick Annex faces south toward Republic Street and sits directly on the sidewalk with no setback. The rear (west) elevation is similarly situated on New High Street. The street segments in proximity to the Brunswick Annex retain granite curbs and brick gutters.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

No original drawings for the Brunswick Annex were discovered. The earliest known drawings of the building were commissioned in 1948 by the County of Los Angeles as part of an extensive building improvement program. A set of as-built drawings were prepared for the Historic American Buildings Survey (HABS) documentation in 2005 by the Mollenhauer Group for the County of Los Angeles.

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E. Likely Sources Not Yet Investigated:

County of Los Angeles Archives, El Pueblo Archives, Seaver Center, CHS, etc.

F. Supplemental Material:

1948 drawings

PART IV. PROJECT INFORMATION

HABS documentation for the Brunswick Annex was prepared by Sapphos Environmental, Inc. staff from December 2006 to March 2007 on behalf of the County of Los Angeles Chief Administrative Office (CAO). The HABS documentation serves as mitigation to comply with the 2004 certified Environmental Impact Report (EIR) for the Plaza de Cultura y Arte project. Survey work and the creation of measured drawings were carried out in 2005 by Ms. Wanda Ostermann and Mr. Christopher Gray of The Mollenhauer Group, Los Angeles, California, in 2005. Mr. Eric Charlton, GIS specialist, Sapphos Environmental, Inc., prepared the measured drawings for printing and production in March 2007. Photographs were taken in February 2007 by Mr. David Lee, production manager, and Mr. Gordon Campbell, chief operation officer, Sapphos Environmental, Inc. Part I of the historical report (historic context) was prepared by Ms. Deborah Howell-Ardila, senior resources coordinator, Sapphos Environmental, Inc. Part II of the historical report (architectural information) was prepared by Ms. Shannon Carmack, senior resources coordinator, Sapphos Environmental, Inc. Ms. Leslie Heumann, Sapphos Environmental, Inc. manager of cultural resources, reviewed the final report and supporting documents, and provided research, writing, and project oversight.