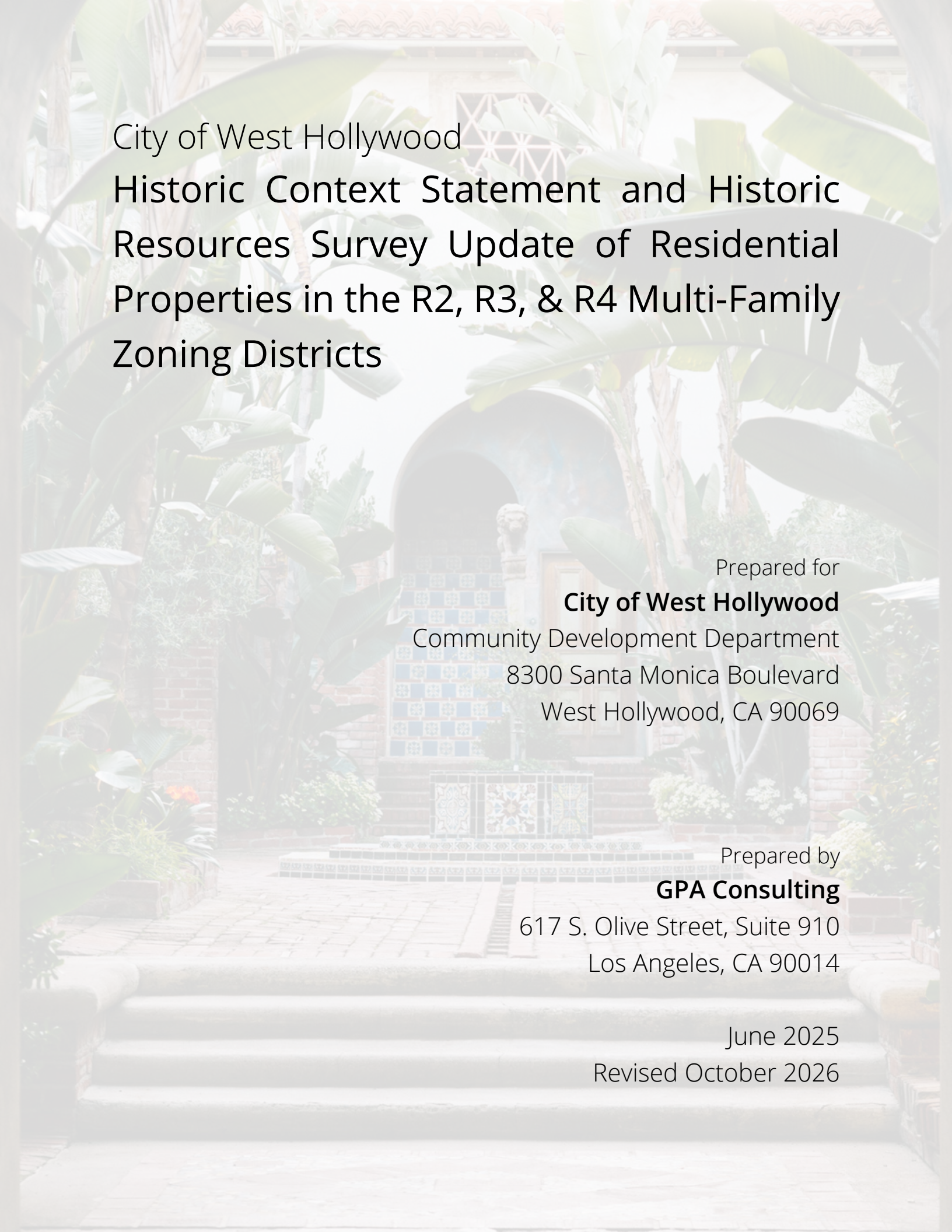

City of West Hollywood

Historic Context Statement and Historic Resources Survey Update of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts

Prepared for

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EXECUTIVE SUMMARY

This report presents the results of a historic context statement and historic resources survey update for properties zoned R2, R3, and R4 in the City of West Hollywood (City). The project was completed in two phases between October 2020 and December 2023. The findings were compiled in 2025 and refined in 2026.

During Phase 1, GPA Consulting (GPA) began by updating the historic context statement included in the 2008 *City of West Hollywood R2, R3, R4 Multi-Family Survey Report* prepared by Architectural Resources Group. The context update was revised in response to comments from the City and ad-hoc committee of the Historic Preservation Commission (HPC) and results of the reconnaissance survey, as discussed below.

GPA conducted a reconnaissance survey of over 2,000 properties in the R2, R3, and R4 zones constructed by 1984. The results of the reconnaissance survey were used to refine the historic context statement update and identify properties for intensive-level evaluations. GPA prepared new intensive-level evaluations for properties identified as potentially eligible during the reconnaissance survey and submitted through public comment. GPA also updated certain evaluations for properties that were previously evaluated in 2008. Evaluations were recorded on state Department of Parks and Recreation (DPR) survey forms called a Primary Record and a Building, Structure and Object Record (DPR 523 A and B, respectively). In total, GPA prepared 216 DPR A and B Forms for 222 individual property evaluations,[1] and 3 District Records (DPR 523 D) with Location Maps (DPR 523 J) and an additional 44 DPR A Forms for properties within the boundaries of the district study areas.

Of the 222 individual evaluations, a total of 102 properties appear to be individually eligible for listing in the national, state, and/or local registers. Seventeen (17) were not visible from the public right-of-way and could not be fully assessed. One hundred three (103) were found ineligible for national, state, and local listing due to a lack of significance, integrity, or both.

Of the 3 district evaluations, 1 district, the Vista Street Residential Historic District, appears to be eligible for listing in the local register. The Vista Street Residential Historic District includes 27 properties, 22 of which are contributors, and 5 are non-contributors. Of the 27 contributors, 3 properties also appear to be individually eligible (included in the count of 70, above), 2 were previously individually designated at the local level, and 5 were previously designated at the local level as part of the Plummer Park Apartment Grouping.

The Crescent Heights Study Area does not appear to be eligible for listing in the national, state, or local registers due to a lack of significance and integrity. The study area included 16 properties, 2 of which were previously individually designated at the local level, and 2 that appear to be eligible for listing as a result of an update to a 2008 evaluation.

[1] 216 DPR Form Sets were prepared for 222 properties because 12 properties (on separate parcels) were documented in functionally or aesthetically related pairs on 5 DPR Form sets: 1263-1269 N. Crescent Heights Ave; 8000 and 8012 Fountain Ave; 1321 and 1325-1333 N. Hayworth Ave; 8258 and 8262 Norton Ave; 1240 and 1250 Orange Grove Ave; and 921 and 925 N. Sweetzer Ave.

The De Longpre Study Area also does not appear to be eligible for listing in the national, state, or local registers due to a lack of significance. The study area included 10 properties, 1 of which was also individually evaluated and appears to be eligible for local listing.

Due to the discontinuation of the RuskinARC service as of December 31, 2023, the evaluations were recorded using a proprietary internal database and submitted to the City as PDF survey forms and Excel spreadsheet. These formats will allow for future incorporation into the data management system that the City selects to replace RuskinARC.

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INTRODUCTION

Purpose

The following Historic Context Statement was prepared by GPA Consulting (GPA) for the City of West Hollywood (City) as Phase 1 of an update to the City's Historic Context Statement and Historic Resources Survey for properties in R2, R3, and R4 zones.

Prior research and historic context statements have established a strong framework for evaluating the eligibility of these properties as historic resources. Three previously prepared citywide historic context statements provided a foundation for understanding the development of West Hollywood's concentration and variety of historic multi-family residential development.

- Johnson Heumann Research Associates, *Historic Resources Survey Final Report*. City of West Hollywood and California State Office of Historic Preservation, 1987.
- Architectural Resources Group (ARG), *City of West Hollywood R2, R3, R4 Multi-Family Survey Report.* West Hollywood: Community Development Department, 2008.
- GPA, *West Hollywood Commercial Historic Resources Survey and Context Statement.* West Hollywood: Community Development Department, 2016.

This update builds on prior efforts and provides a basis for understanding, identifying, and evaluating the eligibility of potential as well as existing cultural landmarks that best reflect important aspects of the City's heritage. This Historic Context Statement was used to update the City's Historic Resources Survey for properties in R2, R3, and R4 zones.

Team

GPA worked with the staff of the West Hollywood Community Development Department, Historic Preservation Commission (HPC), and an Ad-Hoc committee of the HPC to prepare the Multi-Family Historic Context Statement.

City staff involved in the project included Jennifer Alkire, AICP, Planning Manager; Antonio Castillo, Senior Planner; and Doug Vu, ASLA, Senior Planner, HPC Liaison.

Members of the Ad-Hoc Committee included Commissioners Lola Davidson, Gail Ostergren, Edward Levin, and Amy Zvi.

GPA's project team included Allison M. Lyons, Elysha Paluszek, Amanda Yoder Duane, Audrey von Ahrens, and Emma Haggerty. Subconsultant Teresa Grimes advised the project team.

Document Organization

This document serves as a framework for identifying and evaluating multi-family residential buildings as potential historical resources in the City of West Hollywood and presents the results of a historic survey update of the R2, R3, and R4 zones. The Historic Context Statement update begins with a narrative overview of the development of West Hollywood from its early days as the community of Sherman to the year 1984, the study end-date, to summarize focal points in West Hollywood's history.

After the overview, there are two contexts: **Context: Multi-Family Residential Development in West Hollywood**, 1895-1984 and **Context: Residential Architectural Styles** in West Hollywood. Both contexts include themes that discuss specific property types or architectural styles in more detail. Each theme includes Eligibility Requirements that outline the resource characteristics and aspects of integrity properties must possess to be eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or West Hollywood Register. The National, California, and local criteria for evaluation are described in the **Regulatory Framework** section.

The first step in evaluating a property using this document is to determine the appropriate context and theme that the property type represents in the **Contexts, Themes, and Eligibility Standards** section. Once the relevant context and theme have been identified, the characteristics and integrity of the property should be compared to the eligibility standards for that theme. Eligibility Standards are included in a table at the end of every theme within a context. Some properties may have significance within multiple contexts and themes.

Where possible, chronological themes and architectural style classifications mirror the *West Hollywood Commercial Historic Resources Survey and Context Statement* prepared by GPA in 2016.

Methodology

Due to the extenuating circumstances surrounding the COVID-19 pandemic, this survey update was conducted in phases. Phase 1 consisted of archival research and preparing a draft update to the 2008 multi-family residential historic context statement, which extended the study period end date from 1960 to 1984. Phase 2 included a reconnaissance survey, finalizing the historic context statement, conducting property-specific research, and preparing evaluations of select properties in the R2, R3, and R4 zones as potential historic resources. Survey forms for properties evaluated as eligible during the 2008 survey were updated as applicable.

Phase 1

Historic Context Statement

To update the historic context statement, GPA conducted archival and contextual research with a focus on the period between 1960 and 1984. Sources consulted included newspaper archives, city directories, books, theses, and historic designation applications, as well as historic photographs, maps, and aerial imagery. GPA also referenced previous studies of multi-family residential development in the greater Los Angeles region to provide a foundation for understanding West Hollywood's multi-family residential development. Though West Hollywood's development differed from Los Angeles and other nearby communities, it existed within the larger picture of the region's architectural and residential trends. (For a complete listing of sources consulted, please see the **Bibliography**.) GPA revised the draft historic context statement in response to comments from the City and members of the ad-hoc committee before the project entered Phase 2.

The history of housing, particularly multi-family housing, is intertwined with the history of racism and discriminatory practices that have shaped residential development patterns nationwide. While this document touches on these subjects, the 2023 City of West Hollywood Historical Context Study

prepared by ARG provides a much more detailed and in-depth discussion about these influences and their history in West Hollywood.

Phase 2

Reconnaissance Survey

At the beginning of Phase 2, the City provided GPA with recent GIS data for all properties (e.g., legal parcels) within the City. A spreadsheet was generated from this data, including information such as address, assessor parcel number, date of construction, and use. GPA cross-referenced this data with the City's most recent zoning map to narrow the spreadsheet to all properties within the R2, R3, and R4 zones constructed prior to 1984.

The project team utilized this spreadsheet and digital mapping tools to prepare a reconnaissance survey map (see **Figure 1**, on the following page). In September 2022, a survey team of two photographed the majority of properties in R2, R3, and R4 zones, passing over properties that were vacant (e.g., parking lots), contained post-1984 construction, or were previously designated. While the City's R2, R3, and R4 zones correspond to low-, medium-, and high-density multi-family development, respectively, not all properties within these zones are necessarily improved with multi-family buildings. Other property types encountered in the field, such as single-family residences or commercial buildings, were also photographed to ensure no potential historic resource was missed.

After the reconnaissance survey, digital photographs were roughly sorted by property type to allow for more direct comparison between large groups of similar buildings. This exercise, coupled with observations from the field, was used to refine the themes, eligibility standards, and integrity considerations. Where available, additional photographs in publicly available real estate listings were referenced to supplement the survey photography, particularly to gain an understanding of how individual units were accessed for multi-family properties (e.g., through interior corridors versus around a communal courtyard).

The project team then compiled a list of properties from the reconnaissance survey that appeared to warrant further study as potential historic resources reflecting the periods and themes discussed in the historic context statement update. Some of these properties were previously surveyed in 2008. The list of properties was provided to the City for review and comment. The project team and City staff met with interested parties to solicit additional community feedback on the list. The project team revised the list revised based on this feedback.

Properties that were not eliminated from further consideration during the reconnaissance survey or identified for full evaluation were compared using the eligibility standards developed for the historic context statement update and strategies derived from the *National Register of Historic Places Best Practices Review* Issue No 4, "Evaluating Common Resources."[2] See **Comparative Review** for more details.

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[2] National Park Service, "Evaluating Common Resources," *National Register of Historic Places Best Practices Review* 4 (July 2023), accessed August 2026, https://www.nps.gov/subjects/nationalregister/upload/BPR_common-resources-2023-07-27-REV.pdf.



Figure 1: Reconnaissance Survey Area (GPA Consulting, City of West Hollywood).

Property Specific-Research

In addition to the archival research conducted for the historic context statement, research was conducted on the list of properties to identify potential associations with significant architects, builders, individuals, events, etc.

Building permit records for West Hollywood are not complete before 1984, when the City incorporated. The earliest records date to 1939, long after the community's earliest phases of development. Most of these records are second-generation copies and are not always legible. Records after 1984 were helpful in determining the dates of relatively recent alterations. The dates of construction were mostly determined through Los Angeles County Office of the Assessor records. The most helpful sources consulted included city directories, newspapers, Sanborn maps, historic photographs, and aerial photographs.

Intensive-Level Evaluation

Combining information gathered during the reconnaissance survey and property-specific research, the project team prepared an intensive-level evaluation for each property identified for further study according to criteria for designation at the national, state, and local levels. (For more information on the criteria, see the **Regulatory Framework** section.) GPA recommended California Historical Resource Status Codes (listed in the **Regulatory Framework** section) based upon the eligibility standards and integrity thresholds developed in the historic context statement. Status codes were entered into the survey database and sample statements of significance were produced for use in the preparation of the state inventory forms. Evaluations were based upon an examination of significance under the criteria for designation as well as an analysis of integrity. The integrity analysis was based upon visual observation and guided by research, including building permits (where available), historic photographs, aerial photographs, and newspaper articles. The seven aspects of integrity (detailed in the **Regulatory Framework** section) were considered. The analysis took into account the age of the property and the number of extant examples identified during the course of fieldwork. It was permissible for those property types that were rare to exhibit a lower level of integrity than it was for those that were more common.[3] Not all properties identified for further research were evaluated as eligible.

During the survey update, GPA expedited the evaluation of certain properties at the request of Planning staff in response to project applications.

Documentation

Evaluations were recorded on state Department of Parks and Recreation (DPR) survey forms called a Primary Record and a Building, Structure and Object Record (DPR 523 A and B, respectively). The DPR Forms were prepared based upon the standards established by the California Office of Historic Preservation (OHP), *Instructions for Recording Historical Resources* (1995). Statements of significance

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[3] Patrick Andrus and Rebecca Shrimpton, eds., (National Register Bulletin 15) *How to Apply the National Register Criteria for Evaluation* (US Department of the Interior, National Park Service, Cultural Resources: 1997), 47, accessed April 2023, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

were keyed to the periods and themes addressed in the historic context statement. Periods of significance on the DPR 523 B forms correspond to the periods outlined in the historic context statement. A full list of properties documented on DPR forms as part of this study is included in the **Survey Results** section at the end of this report.

During the documentation process, it was announced that the RuskinARC service will be ending on December 31, 2023. Therefore, GPA prepared the DPR 523 A and B forms using a proprietary internal database that allows for the generation of PDF forms and export of data in formats similar to RuskinARC, so that the multi-family survey update information may be incorporated into future data management system(s) that the City implements to replace RuskinARC.

REGULATORY FRAMEWORK

National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[4]

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:[5]

A. Associated with events that have made a significant contribution to the broad patterns of our history; or

B. Associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Yield, or may be likely to yield, information important in prehistory or history.

Integrity

Integrity is the ability of a property to convey its significance. To be listed in the National Register, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance. The OHP and City of West Hollywood utilize the same aspects of integrity as the National Register.

Historic properties either retain integrity (that is, convey their significance) or they do not. The National Register recognizes seven aspects or qualities that, in various combinations, define integrity. These seven aspects include location, setting, design, materials, workmanship, feeling, and association. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.

[4] Title 36 Code of Federal Regulations Part 60.2.
[5] Title 36 Code of Federal Regulations Part 60.4.

- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Criteria Consideration G

Certain kinds of properties, like those less than 50 years of age, are not usually considered eligible for listing in the National Register. Fifty years is the general estimate of the time needed to develop historical perspective and to evaluate significance. These properties can be eligible for listing, however, if they meet special requirements called Criteria Considerations, in addition to meeting the regular requirements. *How to Apply the National Register Criteria for Evaluation* states that a property less than 50 years of age may be eligible for the National Register if it is of exceptional importance.[6] Demonstrating exceptional importance requires the development of a historic context statement for the property being evaluated, a comparative analysis with similar properties, and scholarly sources on the relevant property type and historic context.

Period of Significance

Period of significance refers to the time during which significant events and activities occurred. Events and associations with historic resources are finite; most properties have a clearly definable period of significance. For architecturally significant properties, the period of significance is typically the date of construction. For properties that are historically or culturally significant, the period of significance is the length of time a property was associated with significant events, businesses, persons, or cultural groups.

Most of the land within West Hollywood was developed by the first half of the twentieth century. Many buildings were then altered to accommodate changing uses decades after their initial construction. These buildings may be associated with later events that have made a significant contribution to the broad patterns of our history. Consequently, the period of significance for a building may reflect an association with events that took place after construction. Alterations to the building from the period of significance will reflect this association and do not diminish integrity.

[6] National Register Bulletin 15, 2.

California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process.[7] The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It 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
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Properties less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data. [8]

[7] Public Resources Code Section 5024.1.
[8] Title 14 California Code of Regulations § 4852 (c).

West Hollywood Register of Cultural Resources

Chapter 19.58 of the West Hollywood Municipal Code, commonly known as the City's Cultural Heritage Preservation Ordinance, identifies the criteria under which a property or collection of properties may be added to the West Hollywood Register of Cultural Resources. Properties may be designated a cultural resource or historic district by the City Council following the recommendation of the Historic Preservation Commission (HPC). HPC recommends the designation of cultural resources and historic districts if they possess significance and retain integrity. To be significant, properties must meet one of the following designation criteria:

A) *Exemplifies Special Elements of the City* – It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:

   1) It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or

   2) It contributes to the significance of a historic area by being:

      (a) A geographically definable area possessing a concentration of historic or scenic properties; or

      (b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

   3) It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning; or

   4) It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation; or

   5) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city; or

B) *Example of Distinguishing Characteristics* – It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen; or

C) *Identified with Persons or Events* – It is identified with persons or events significant in local, state, or national history; or

D) *Notable Work* – It is representative of the work of a notable architect, builder, or designer.[9]

[9] West Hollywood Municipal Code (WHMC) § 19.58.

California Historical Resource Status Codes

The California Historical Resource Status Codes (status codes) were created by OHP to classify historic resources in the state's inventory. Status codes are two- to three-digit evaluation codes for use in classifying potential cultural resources. The first digit indicates the general category of evaluation. The letter code indicates whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). If applicable, the third digit is a code that describes some of the circumstances or conditions of the evaluation.

Designated historic resources had previously assigned status codes, and all other properties within the R2, R3, and R4 zones were assigned a new or updated status code as part of this survey update. Relevant status codes for the R2, R3, and R4 survey update are listed below with their definitions and how they were applied for this study.

Table 1. Status Codes in R2, R3, and R4 Survey Update

Status Code	OHP Definition[10]	Application
1D	Contributor to a multi-component resource like a district listed in the National Register by the Keeper. Listed in the California Register.	Previously assigned to properties listed as contributors to National Register districts (e.g., Harper Avenue Historic District).
1S	Individually listed in the National Register by the Keeper. Listed in the California Register.	Previously assigned to properties listed individually in the National Register.
3S	Appears eligible for National Register individually through survey evaluation.	Assigned to properties evaluated for this study that appear eligible for individual listing in the National Register.
3CS	Appears eligible for California Register individually through survey evaluation.	Assigned to properties evaluated for this study that appear eligible for individual listing in the California Register.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.	Previously assigned to properties listed individually and as contributors to districts in the West Hollywood Register.
5D1	Contributor to a multi-component resource that is listed or designated locally.	Previously assigned to properties listed as contributors to districts in the West Hollywood Register.

[10] "California Historical Resource Status Codes," California State Office of Historic Preservation, March 1, 2020, accessed April 2023, https://ohp.parks.ca.gov/pages/1069/files/Resource-Status-Codes.pdf.

Table 1. Status Codes in R2, R3, and R4 Survey Update

Status Code	OHP Definition[10]	Application
5D3	Appears to be a contributor to a multi-component resource that appears eligible for local listing or designation.	Assigned to properties evaluated for this study that appear eligible for listing as contributors to potential districts in the West Hollywood Register.
5S1	Individually listed or designated locally.	Previously assigned to properties listed individually in the West Hollywood Register.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.	Assigned to properties evaluated for this study that appear eligible for individual listing in the West Hollywood Register.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.	Assigned during a comparative review to properties (see **Comparative Review** section) that may possess character-defining features of a property type and/or architectural style but have diminished integrity or less potential for individual significance when compared to properties of a similar type and/or style.
6Z	Found ineligible for NR, CR or local designation through survey evaluation.	Assigned to properties: • Evaluated for this study that do not appear eligible for listing in any register. • Identified as lacking integrity during the reconnaissance survey. • Identified as lacking apparent potential to meet eligibility standards for the contexts/themes of the Multi-Family Residential Historic Context Statement during Comparative Review. • Identified as post-dating the period of significance for relevant contexts/themes of the Multi-Family Residential Historic Context Statement.
*7N	Project-specific.	Assigned during Comparative Review to properties that were not selected for evaluation as part of this study but appear to have potential to meet eligibility standards for one or more contexts or themes.
7N	Needs to be reevaluated.	Assigned to properties constructed after the study end date (1984) as well as properties that were not visible from the public right-of-way.
7R	Identified in Reconnaissance Level Survey: Not evaluated	Assigned to properties that were not evaluated, particularly vacant or minor parcels such as parking lots.

HISTORICAL OVERVIEW

Sherman, 1895-1925[11]

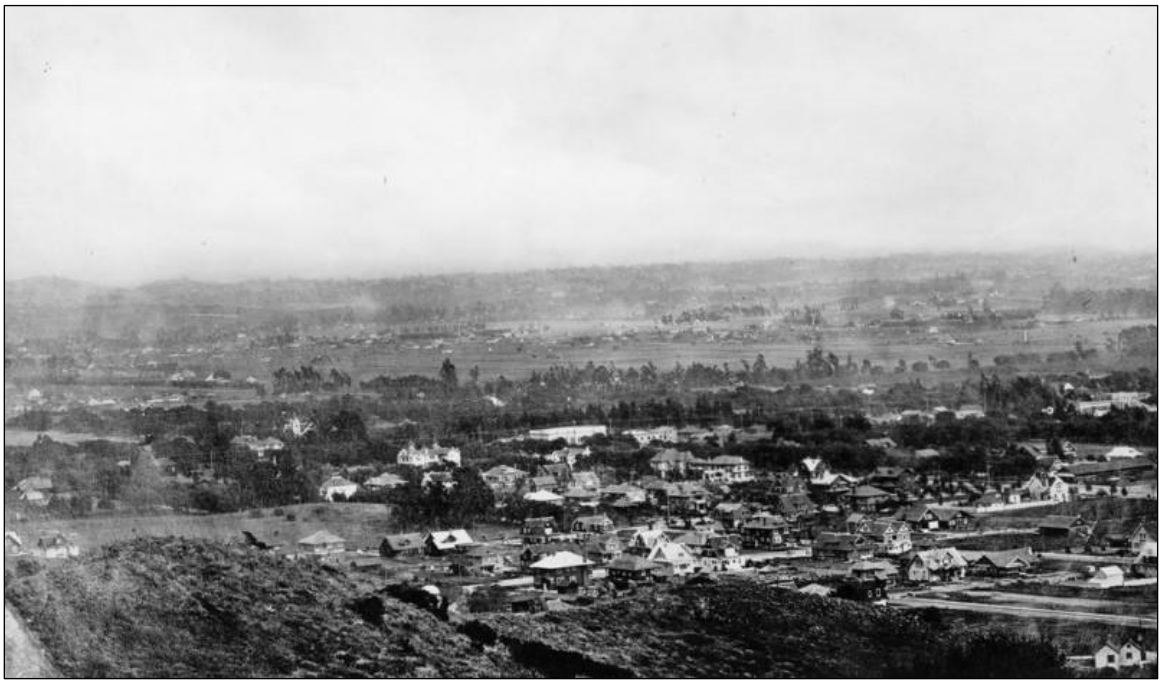

Figure 2: A view of what is now West Hollywood looking west from Cherokee Avenue in 1903. (Los Angeles Public Library Digital Collections)

The City of West Hollywood began as the town of Sherman, a service and maintenance location for the Los Angeles Railway in the 1890s. Moses H. Sherman, co-founder of the railway, laid out a railyard, and soon the eponymous railyard developed into a town, with modestly scaled homes and commercial buildings constructed for the railyard's workers. By the early twentieth century, two concentrations of residential buildings existed in the area: one around the town of Sherman and a second to the east, adjacent to what is now Hollywood. Much of this early residential development consisted of single-family residences, though some multi-family construction did occur. Soon the growing motion picture industry expanded into Sherman from neighboring Hollywood. This industry catalyzed major growth in the community. Like most of Southern California, Sherman experienced a population boom in the 1920s. By the mid-1920s, a surge in development had completely transformed the landscape, as a concentration of denser multi-family residences were constructed across the town.

[11] Much of the text from this section is excerpted from GPA, *City of West Hollywood Commercial Historic Resources Survey* (City of West Hollywood Community Development Department, 2016), 17-19, 21-22, 24, 26, accessed April 2023, https://www.wehopreservation.org/wp-content/uploads/2016/10/2015_Survey_Full_-Document.pdf. Direct quotations from other sources are cited separately.

Community Beginnings

The area that would eventually become Sherman was originally part of Rancho La Brea (now Hollywood, part of West Hollywood, and Hancock Park) and Rancho Rodeo de Las Aguas (now part of West Hollywood, Beverly Hills, and Beverlywood).[12] These large ranchos passed through several owners in the nineteenth century and were eventually divided and built up with the dense urban development that characterizes the area today. The legacy of the ranchos is seen mostly in the street names of West Hollywood and the surrounding areas of Los Angeles, as well as street patterns and parcel boundaries. For example, the boundary between Rancho La Brea and Rancho Rodeo de Las Aguas falls roughly along present-day San Vicente Boulevard. The areas roughly northwest of Sherman, north of Fountain Avenue, and east of Crescent Heights Boulevard were outside any rancho or land grant boundary (see unshaded areas in **Figure 3**, below).

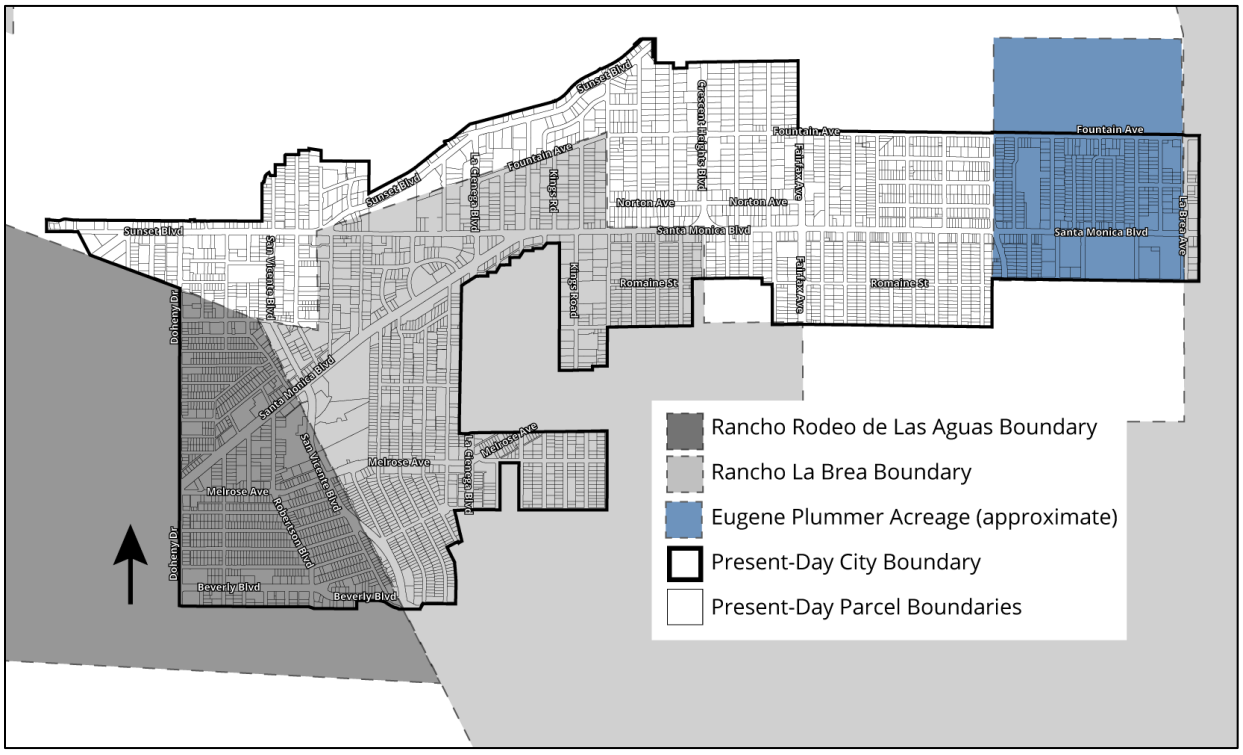

Figure 3: Map showing the historic boundaries of Rancho Rodeo de Las Aguas, Rancho La Brea, and Eugene Plummer's acreage (dashed lines) against the present-day boundary of City of West Hollywood (Los Angeles County GIS).

Throughout California, the ranchos were divided into increasingly smaller holdings in the decades following statehood. Rancho La Brea (the more eastern) is named for the tar that bubbles to the surface in the area.[13] After California became a state in 1850, Major Henry Hancock acquired Rancho La Brea. Hancock was a lawyer and surveyor. In the 1850s, he was responsible for creating the second

[12] Ryan Gierach, *Images of America: West Hollywood* (Charleston, SC: Arcadia Publishing, 2003), 12-13; Los Angeles County Enterprise GIS, "Township Range Section & Rancho Boundaries," accessed March 2023, https://geohub.lacity.org/datasets/lacounty::township-range-section-rancho-boundaries/about.
[13] Bruce T. Torrance, *Hollywood: The First Hundred Years* (New York, NY: New York Zoetrope, 1979), 12.

official map of Los Angeles. He constructed a home on land near the present-day La Brea Tar Pits at Wilshire Boulevard and Fairfax Avenue and began selling the tar commercially. To the west, Rancho Rodeo de Las Aguas passed through a series of owners following statehood, including Hancock, who later sold his interest.

By the late nineteenth century, the remainder of what had been Rancho La Brea and Rancho Rodeo de Las Aguas had been subdivided into smaller portions for farming. In the late nineteenth century, the central portion of what would become West Hollywood was owned by Thomas and Leander Quint, nephews of Henry Hancock.[14] In 1877, Eugene Plummer acquired 160 acres of land adjacent to Rancho La Brea (see **Figure 3,** above). Called the Plummer Ranch, the tract of land was bounded by present-day La Brea Avenue (east), Santa Monica Boulevard (south), Gardner Street (west), and Sunset Boulevard (north)[15] This formed the eastern portion of the future City of West Hollywood.

West Hollywood ceased to be an isolated agricultural area in the early 1890s when Moses H. Sherman and Eli P. Clark began developing an electric streetcar system. After Clark married Sherman's sister Lucy in 1880, the Clarks moved to California in 1891 to partner with Sherman in establishing railways in the Los Angeles area. The two men formed the Los Angeles Consolidated Railway Company. Clark also served as president of the Sherman and Clark Land Company, a real estate business in Los Angeles.[16]

The first section of Sherman and Clark's Los Angeles Consolidated Railroad Company system began service in 1891.[17] Sherman and Clark would oversee the development of new electric railway routes by constructing new infrastructure and acquiring existing lines built by other companies. One such line was the South-Hollywood Sherman Line, which connected downtown Los Angeles and Santa Monica.[18] A portion of this railway was later known as the "Balloon Route," which carried passengers along a loop that ran from downtown Los Angeles to Santa Monica, then south to Redondo Beach, and back to downtown.[19] The line followed present-day Santa Monica Boulevard.

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[14] Johnson Heumann Research Associates, *Historic Resources Survey Final Report* (City of West Hollywood and California State Office of Historic Preservation, 1987), 4; ARG, *City of West Hollywood R2, R3, R4 Multi-Family Survey Report* (City of West Hollywood Community Development Department, November 2008), 17, accessed April 2023, https://www.wehopreservation.org/wp-content/uploads/2016/10/2015_Survey_Full_-Document.pdf.
[15] V.J. Rowan, *Official map of Los Angeles County, California: Compiled under instructions and by the order of the Board of Supervisors of Los Angeles County*, map, (San Francisco: Schmidt Label & Litho. Co., 1888), Library of Congress, Geography and Map Division.
[16] The Los Angeles Consolidated Railway Company is sometimes referred to as "Los Angeles Consolidated Electric Railway Company." James Miller Guinn, *A History of California and an Extended History of Los Angeles and Environs: Biographical, Vol III* (Los Angeles, CA: Historic Record Company, 1915), 689-690.
[17] "Street Railway History of Los Angeles, 1873-1910," Electric Railway Historical Association of Southern California, accessed March 2023, http://www.erha.org/railwayhis.htm.
[18] Sherman and Clark expanded their electric railway system under numerous companies during a complex series of business mergers, acquisitions, and reincorporation. Company names included the Pasadena & Los Angeles Electric Railway Company, the Pasadena & Pacific Railway Company, and the Los Angeles Pacific Railroad Company. Ira Swett, *Los Angeles Pacific Album* (Los Angeles: Interurbans, 1965), 5-7, accessed March 2023, https://archive.org/details/losangelespacifi0000iras; Gierach, *Images of America: West Hollywood*, 20, 25.
[19] Swett, *Los Angeles Pacific,* 8-9; Gierach, *Images of America: West Hollywood*, 18.

In 1895, Sherman laid out a five-acre railyard at the corner of present-day Santa Monica and San Vicente Boulevards (then known as Sherman Avenue and Clark Street) along the South-Hollywood Sherman Line, which was open to passengers by 1896.[20] Two years later, he named the railyard and surrounding area "Sherman." The first streets laid out were Larrabee Street, Clark Street (now San Vicente Boulevard), Cynthia Street, and Sherman Avenue (now Santa Monica Boulevard).[21] The Town of Sherman initially comprised the railyard, car barns, a blacksmith shop, storehouses, and repair facilities (none of these buildings are extant).[22]

At the turn of the twentieth century, Sherman was referred to as a "pretty little railroad town [which] is making a growth fully equal to any other part of the valley in point of material prosperity."[23] The subdivision of large land holdings continued through the 1890s. In 1896, E.H. White purchased twelve acres of land from the Quints and subdivided it into town lots (see No. 2 in **Figure 5** on page 18).[24] Residential lots sold for as low as $150; many were purchased by railroad workers and those who labored in the surrounding agricultural fields.[25] The town's population was approximately five hundred people in 1905, and lots were developed with small, wood-frame homes, a general store, and other commercial buildings scattered between agricultural fields. Five years later, Sherman had grown to nine hundred residents.[26]

The earliest documented multi-family housing in the area was located within the northwestern limits of the block containing the Sherman railyard. On the 1910 Sanborn fire insurance map, these buildings are labeled as a hotel, a bunkhouse, and a cluster of one-story buildings classified as tenements and described as a "Mexican Village" and "partly built of junk."[27] Unlike other residences constructed in the town, worker housing on the yard was built as impermanent structures.[28] The hotel and bunkhouse are not described in detail on the map (see **Figure 4,** below).

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[20] "South Hollywood-Sherman Line," Electric Railway Historical Association of Southern California," accessed March 2023, http://www.erha.org/pewsh.htm.
[21] Johnson Heumann Research Associates, *Historic Survey Final Report,* 8.
[22] Sherman's rail line was taken over by the Southern Pacific in 1906, and eventually became part of the Pacific Electric Railway system. Sanborn Map Company, *Sherman, Los Angeles County, California,* Sheets 1-4, 1910, accessed January 2021 via Los Angeles Public Library; Gierach, *Images of America: West Hollywood*, 22.
[23] "Education at Colegrove," *Los Angeles Examiner*, August 14, 1904.
[24] ARG, *R2, R3, R4 Multi-Family Survey Report*, 18.
[25] Nathan Masters, "How the Town of Sherman Became the City of West Hollywood," *KCET,* December 1, 2011, accessed March 2023, https://www.kcet.org/shows/lost-la/how-the-town-of-sherman-became-the-city-of-west-hollywood.
[26] Gierach, *Images of America: West Hollywood*, 26-27; Sanborn Map Company, *Los Angeles*, *California Volume 10,* Sheet 0c, 1919, accessed January 2021 via Los Angeles Public Library.
[27] Sanborn Map Company, *Sherman.*
[28] ARG, *R2, R3, R4 Multi-Family Survey Report*, 19.

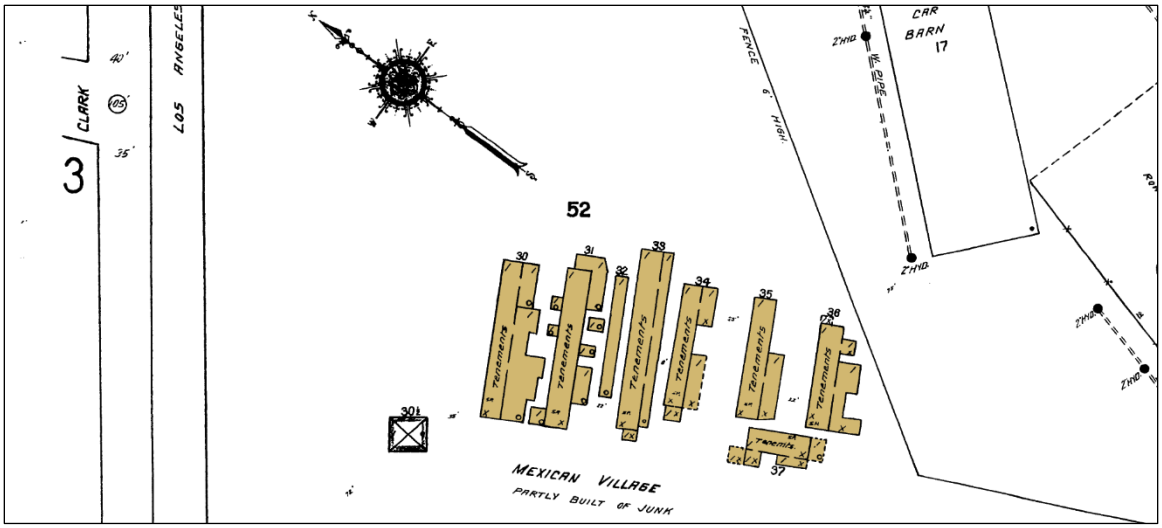

Figure 4: Map of Sherman railyard showing Mexican Village south of Sherman Avenue (shaded), which was later renamed Santa Monica Boulevard. (Sanborn Map Company, 1910).

By 1919, Sherman and its environs were sometimes referred to as West Hollywood, which was generally considered to be bounded by Sunset Boulevard on the north, Doheny Drive on the west, La Brea Avenue on the east, and Beverly Boulevard on the south.[29] The street grid that runs through Hollywood dominated the eastern portion of the area, while the angled route of Santa Monica Boulevard, following the railroad tracks, determined the grid to the west.

To further illustrate the early development of the area that would become present-day West Hollywood, the approximate boundaries of select tracts recorded prior to 1925 are mapped in **Figure 5**, on the following page. A table listing the names, dates, and owners of each tract, as well as where the original tract maps were recorded is included as **Appendix I** to this report.

[29] ARG, *R2, R3, R4 Multi-Family Survey Report*, 19.

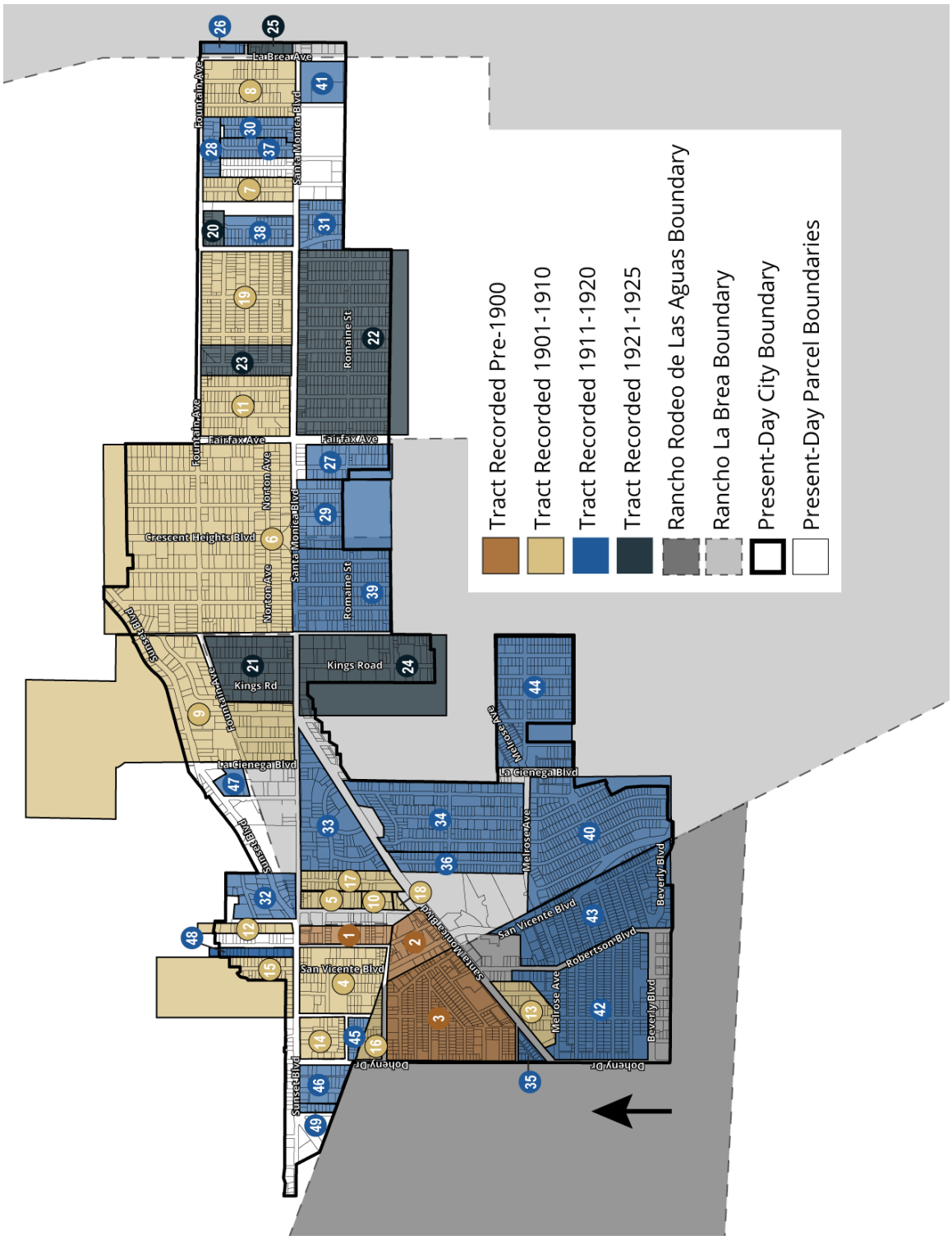

*Figure 5: Select early tracts in present-day West Hollywood that were recorded prior to 1925. See table in **Appendix I** for additional information. (Los Angeles County Department of Public Works).*

The Birth of the Motion Picture Industry

The motion picture industry came to Los Angeles in the 1910s but did not expand into Sherman with permanent production facilities until the 1920s. One of the earliest films said to have been shot in Sherman was *Casey at the Bat* (1916), which used Sherman Field (a baseball diamond now part of West Hollywood Park).[30] In 1919, Charlie Chaplin built a studio just over the Sherman border in Los Angeles on La Brea Avenue south of Sunset Boulevard. That same year, businessman Jesse D. Hampton constructed a studio south of Santa Monica Boulevard between Formosa Avenue and Poinsettia Place in Sherman. Shortly thereafter the Union Film Company opened at Santa Monica Boulevard and Hammond Street.[31] Related businesses such as film production plants were established. The area was also used as an outdoor film location, in large part because of its convenient proximity to Hollywood.

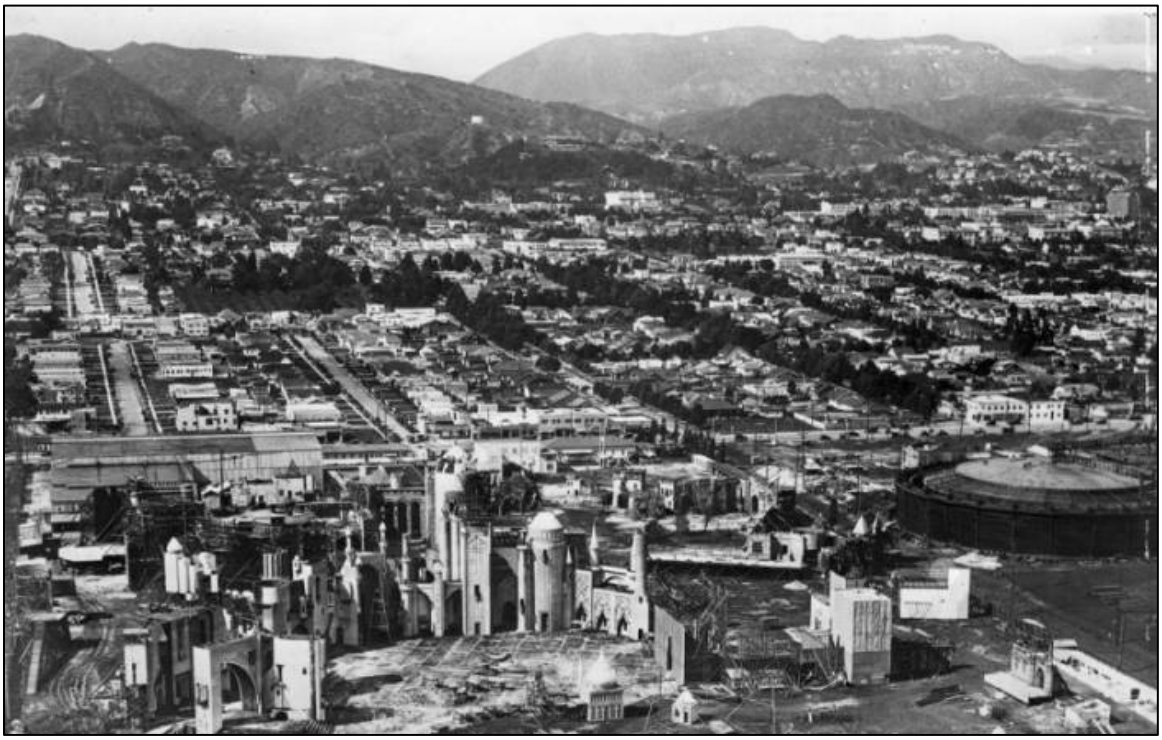

Figure 6: A view of the Pickford-Fairbanks Studio looking north in 1924, with the Thief of Baghdad *set at lower left. (Los Angeles Public Library Digital Collections)*

In 1922, Mary Pickford and Douglas Fairbanks took over the Jesse D. Hampton Studio and renamed it the Pickford-Fairbanks Studio. The studio's large backlot sets for films like *Robin Hood* and *The Thief of Baghdad* became prominent landmarks visible beyond the studio lot (see **Figure 6**, above). The studio became the United Artists Studio in 1927 and the Samuel Goldwyn Studio in 1948.[32] The *Los*

[30] Gierach, *Images of America: West Hollywood*, 33; Karie Bible, Marc Wanamaker, and Harry Medved, *Images of America: Location Filming in Los Angeles* (Charleston, SC: Arcadia Publishing, 2010), 55.
[31] Marc Wanamaker, "84 Years of the Motion Picture Industry in West Hollywood," (unpublished manuscript, 2001), 2.
[32] Wanamaker, "84 Years of the Motion Picture Industry in West Hollywood," 3-4; Torrance, *Hollywood: The First Hundred Years,* 94.

Angeles Times noted that "Sherman is proud of this [film] industry which promises to grow to enormous proportions and which will probably make the name of Sherman known in the entire world of film."[33] Film stars began moving to Sherman and building large single-family homes. The community also saw a significant amount of housing constructed for workers involved in the motion picture industry. This housing came in the form of both modest single-family residences and some of the town's first official apartment buildings.[34]

The motion picture industry was an important influence on the commercial, industrial, and residential growth of West Hollywood. Support services, such as equipment rentals, film processing, fabric suppliers, and storage, were also robust sectors of the economy.[35] By its nature, the motion picture industry was structured around service jobs and temporary employment. The appeal of the industry also drew newcomers to the area.[36] Apartments provided temporary rental housing for the industry's workforce that was often transient by nature.

Sherman Becomes West Hollywood

In the 1920s, Sherman was growing increasingly dense and distinct as a place within the County at large. In response to this rapid growth, Sherman's Chamber of Commerce began considering consolidation with neighboring Los Angeles. The use of the City of Los Angeles' sewage and water treatment facilities was appealing to many residents, but opponents feared that consolidation would result in higher taxes.[37] Though the vote was close, Sherman residents voted against consolidation in 1924 and the community remained unincorporated. The residents did formally change the town's name to "West Hollywood," which had been an informal moniker for the area as early as the turn of the century.

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[33] "Sherman Goes Straight Ahead," *Los Angeles Times,* November 5, 1922.
[34] ARG, *R2, R3, R4 Multi-Family Survey Report*, 20. This multi-family residential construction will be discussed further in the next section.
[35] Historic Resources Group (HRG), "Entertainment Industry, 1908-1980, Industrial Properties Associated with the Entertainment Industry, 1908-1980," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, December 2019), 99, accessed April 2023, https://planning.lacity.org/odocument/48cad580-a40f-4ddd-a7c0-fd07d3578d4a/7.2_IndustrialPropertiesAssociatedwiththeEntertainmentIndustry_1908-1980.pdf.
[36] Kenney, *Mapping Gay L.A.*, 36.
[37] Johnson Heumann Research Associates, *Historic Survey Final Report*, 11.

West Hollywood, 1926-1945

Many present-day patterns of multi-family residential development in West Hollywood are a product of the area's growth in the period between 1926 and 1945. The qualities that distinguish West Hollywood from other parts of the surrounding region emerged during this time, ranging from the area's unique density in the built environment that resulted in special zoning considerations to its relatively liberal social attitudes. While many facets of life in the Los Angeles region during this period were influenced by an increasing preference for values we now recognize as conservative, traditional, and heteronormative, West Hollywood appears to have followed a different path. The community welcomed a creative class of designers and entertainers known for its nonconformance.

With the growth of the motion picture industry and the population boom of the 1920s, much of the once-agricultural land on the east side of West Hollywood was subdivided (see **Figure 5** on page 18). The land north of Sunset Boulevard was developed with large residences, while the flat land to the south saw the construction of more modest homes belonging to working-class and middle-class residents. The film and tourism industries gave rise to a need for temporary and long-term rental housing, which frequently came in the form of multi-family residences. Unlike its neighboring communities, which developed with predominately single-family housing, large numbers of multi-family properties were constructed in West Hollywood during this period.[38]

The Motion Picture Industry and West Hollywood's Early LGBTQ+ Community

By the latter half of the 1920s, the motion picture industry was firmly established in West Hollywood and neighboring Hollywood. This industry, with its range of business activity, sustained the economies of both West Hollywood and Hollywood after the onset of the Great Depression in the 1930s. While the growth of the industry made West Hollywood a desirable place to live, it also influenced the community of people drawn to the area.

The motion picture industry in Los Angeles attracted an artistic community, many of whom were members of what is identified today as the LGBTQ+ community. During a period when being openly gay or lesbian was difficult and even dangerous, members of the LGBTQ+ community who worked in the motion picture industry were often freer to be themselves in private, as long as their sexual orientation or nonconforming gender identity was not their public image.[39] There were limited public gathering places and social outlets for the LGBTQ+ community, but establishments began opening in West Hollywood as early as the 1920s.

With the onset of the Great Depression in the 1930s, the nation became more culturally conservative.[40] Many Americans believed the causes of the Great Depression were rooted in the

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[38] ARG, *R2, R3, R4 Multi-Family Survey Report,* 22-23.
[39] GPA, "Lesbian, Gay, Bisexual and Transgender (LGBT) Context Statement," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, revised February 2023), 34, accessed April 2023, https://planning.lacity.org/odocument/23b499c0-1f2e-49cc-842e-8744c439acf6/LosAngeles_LGBT_HistoricContext.pdf.
[40] Paragraph and other portions of section text excerpted from GPA, "LGBT Context Statement" 36-37.

hedonistic culture of the 1920s, under which they included being gay, lesbian, or bisexual.[41] Additionally, traditional gender roles and ideals of masculinity were threatened as many men were unable to support their families. The reactionary response to the fear and tension of the period was the return of a staunch belief in heteronormative gender roles: men should be men, and women should be women.[42]

In response to the conservative climate of the time, the motion picture industry created the Production Code, often called the Hays Code, in 1930. The Production Code was a doctrine of self-censorship designed to preempt government interference in the content of films, promote conservative politics, and mollify Christian critics of the industry. The Production Code reflected conservative values of the time, often connected to traditional Christian moral codes. Depictions of nontraditional sexual relationships ranging from unmarried straight lovers to same-gender couples were supposed to be forbidden; however, there was no means in place to enforce the code, so producers and executives knowingly and willingly violated it regularly in its early years.[43]

In 1934, after heightened threats of government interference and boycotts, all the major studios agreed to the enforcement of the Production Code under the direction of the new Production Code Administration (PCA). The PCA had the final say on all scripts before they went into production and all finished films before they could be released. On-screen depictions of relationships and expressions of gender mirrored conservative Christian values. All other relationships and gender expressions were censored. By the mid-1930s, the industry centers in Hollywood and West Hollywood had transitioned from a place of relative freedom for the LGBTQ+ community to a place of certain fear and prejudice.[44] The enforcement of an increasingly conservative tone in the motion picture industry extended from PCA's control of film content to control over public gathering spaces for those working in the industry.

In effect, this conservative climate created a clear distinction between the geographic areas of Hollywood and West Hollywood for residents and patrons of commercial establishments. Hollywood was part of the City of Los Angeles. Enforcing laws against homosexuality and gender non-conformance (such as cross-dressing), the City of Los Angeles Police Department regularly raided bars and clubs known to be accepting of LGBTQ+ patrons and performers. West Hollywood was situated in unincorporated county territory. The Los Angeles County Sheriff's Department, by comparison, was not as vigilant about enforcing laws that targeted the LGBTQ+ and artistic community of the motion picture industry. West Hollywood became an area known to be less conservative and slightly safer than surrounding areas.

Zoning Efforts in Los Angeles County

Through zoning regulations introduced across Los Angeles County during the 1920s, the impact of conservative values left a direct and lasting influence on the built environment. As in other aspects of community life, West Hollywood continued to be an island of resistance to these forces. The

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[41] William J. Mann, *Behind the Screen: How Gays and Lesbians Shaped Hollywood 1910-1969* (New York, NY: Viking, 2001), 122.
[42] Mann, *Behind the Screen*, 122.
[43] Mann, *Behind the Screen*, 122.
[44] Mann, *Behind the Screen*, 123-128 and 140-143.

development of these zoning regulations revealed the tension between meeting an increasing demand for housing in central areas like West Hollywood and the cultural preferences favoring single-family homes across the diverse county. Though the earliest residential construction in West Hollywood was overwhelmingly single-family, multi-family residential development occurred in this area early in comparison to the lack of density countywide. By the mid-1920s, the low-rise single-family residences, duplexes, and fourplexes of earlier periods were no longer sufficient to address the increasing demand for housing in West Hollywood.

At the time, multi-family housing was associated with commerce, transience, and overcrowding. In contrast, single-family housing was associated with domestic ideals and abundant space.[45] Despite the growing popularity of apartment buildings in large urban areas across the nation, the middle class viewed apartment living as morally suspect.[46] While the single-family house was believed to embody its occupants' wholesome values, the residents of apartment hotels were often viewed as a transient and somewhat anonymous population that could easily engage in vice without the watchful eye of social scrutiny. General planning trends across the United States reflected this attitude. Housing reformers around the country equated multi-family housing and city density with substandard living conditions and lobbied for zoning codes that championed single-family residences and reduced or limited the construction of apartment buildings. Many communities within Los Angeles County prided themselves on being "cities of homes," and wanted to maintain their reputation as "a haven for suburban home-ownership [sic]."[47]

The Los Angeles County Regional Planning Commissioners of the 1920s and 1930s favored low-density housing over what they saw as less desirable higher-density development.[48] Between 1925 and 1926, the County Regional Planning Commission drafted the County's first zoning ordinance for unincorporated county land, which included West Hollywood. The County's ordinance included regulations for use, height, and zoning areas. The County's ordinance was designed "to protect ... [the] residential district from further encroachment on the part of apartment houses" and promote the construction of single-family residences.[49] The words "further encroachment" could imply that infill development may have been widespread by this time and the unregulated, increasing density of neighborhoods was causing alarm.

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[45] Gish, "Building Los Angeles," 324.
[46] Chattel Architecture, Planning & Preservation, Inc. (Chattel), *Historic Resources Survey: Hollywood Redevelopment Project Area* (Community Redevelopment Agency of the City of Los Angeles, 2010), 37.
[47] Gish, "Building Los Angeles," 305.
[48] HRG, "Residential Development and Suburbanization, 1880-1980, Multi-Family Residential Development, 1895-1970," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, 2018), 11, accessed April 2023, https://planning.lacity.org/odocument/1a7b1647-4516-45da-9cff-db2db3b9b440/Multi-FamilyResidentialDevelopment_1910-1980.pdf.
[49] Los Angeles County Regional Planning Commission, First Annual Report, 1926 qtd. in ARG, *R2, R3, R4 Multi-Family Survey Report,* 35.

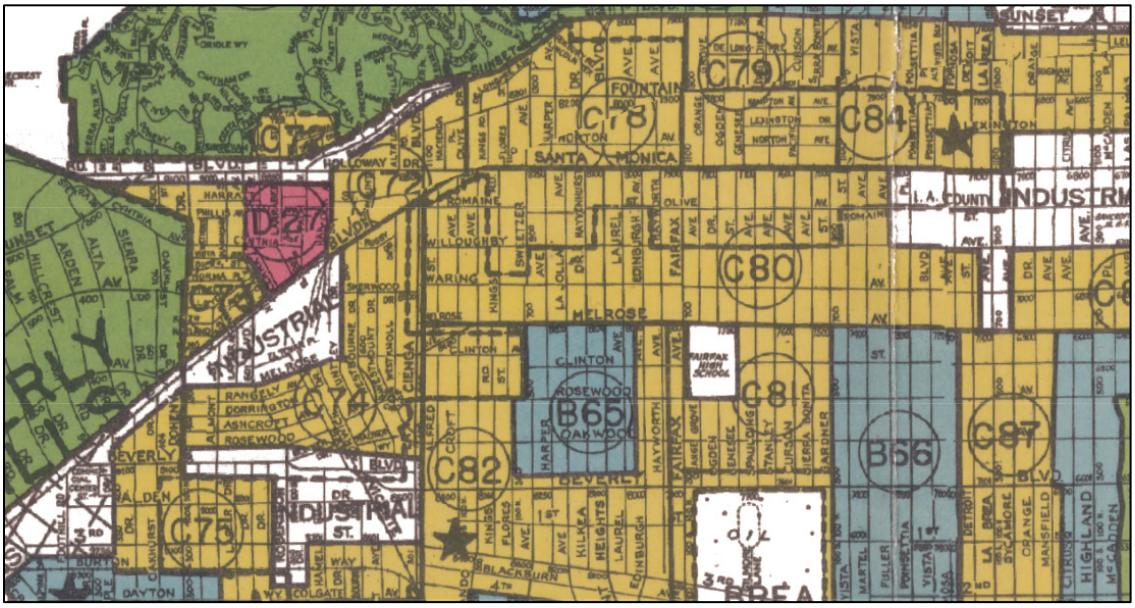

Figure 7: The West Hollywood area, as shown on HOLC Maps from 1939. (Nelson et al.)

"Encroachment" was also a common descriptor in federal Home Owners' Loan Corporation (HOLC) neighborhood appraisals. The HOLC was authorized by the federal government in the 1930s to assess, rank, and map areas by mortgage lending "risk" as part of a racially exclusionary practice that would become known as redlining. The maps were color-coded by the HOLC ranking: A – "Best" (green); B – "Still Desirable" (blue); C – "Definitely Declining" (yellow); D – "Hazardous" (red).

Factors such as the condition and age of existing building stock, presence of multi-family housing, and the availability of land for development were considered in this ranking, but a primary focus was on the socioeconomic class, occupation, and race or ethnicity of the area's residents. Form fields on the appraisal sheets were used to record what percentage of the area's population comprised non-white residents, often described as "infiltrations" of "subversive" or "undesirable" populations. There was also a form field to specifically call out the percentage of Black and African American residents.[50] The majority of areas that make up present-day West Hollywood were assigned a "C" ranking by the HOLC (see **Figure 7**, above), citing various reasons, including a lack of deed restrictions and zoning, overcrowding, and inferior construction. The HOLC assigned the area around the old Sherman railyard a "D" ranking, citing the deteriorating housing stock and entirely working-class, non-white population.[51]

Redlining, mortgage lending policies, racially restrictive covenants, and municipal zoning were among the numerous mechanisms employed during the twentieth century that favored white nuclear families and upheld housing discrimination. Regardless of policymakers' original intent, the adoption

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[50] Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality: Redlining in New Deal America," *American Panorama*, eds. Robert K. Nelson and Edward L. Ayers, accessed April 2023, https://dsl.richmond.edu/panorama/redlining/.

[51] Present-day West Hollywood is included in HOLC map sections C72-C74, C78-C80, C82, C84, and D27. Detailed maps and scans of the appraisal sheets are publicly available online as part of the *American Panorama* project. Nelson et al.

of zoning laws restricting land-use to specific areas effectively resulted in segregation by socioeconomic class which has had a lasting and disproportionate impact on communities of color.[52] For a more detailed and in-depth discussion of historic patterns of racism and discrimination in West Hollywood, please see the 2023 *City of West Hollywood Historical Context Study* prepared by ARG.

When the County Planning Commission created the first zoning ordinance specifically for West Hollywood in 1928, single-family zoning was generally prioritized, and restrictions were placed on multi-family housing. Multi-family residences were permitted up to a height of 35 feet, indicating that even though multi-family housing was allowed, larger apartment buildings like those found in Hollywood to the east could not be constructed. The reverence and desire to protect single-family neighborhoods continued through the late 1920s and early 1930s. The Regional Planning Commission Report from 1929 and the zoning plan from 1931 delineated commercial zones along major thoroughfares and used multi-family housing zones to "provide a natural intermediate use for areas which are not needed for business, nor secluded enough for private homes."[53]



Figure 8: Multi-family buildings are shaded to compare the pattern of development on Hacienda Place (outlined in black) with adjacent streets: La Cienega Boulevard to the left, and Olive Drive to the right. (Sanborn Fire Insurance Map, 1939)

Zoning, however, could not control the market demand and changing acceptance of larger apartment buildings. The planners throughout Los Angeles County's municipalities increasingly accepted multi-

[52] Matthew D. Lassiter and Susan Cianci Salvatore, *Civil Rights in America: Racial Discrimination in Housing, A National Historic Landmarks Theme Study* (Washington, DC: National Park Service, National Historic Landmarks Program, March 2021), 10, accessed April 2023, https://www.nps.gov/subjects/nationalhistoriclandmarks/upload/Civil_Rights_Housing_NHL_Theme_Study_revisedfinal.pdf.

[53] Los Angeles County Regional Planning Commission (LACRPC), "Regional Plan of Highways: Section 4: Long Beach-Redondo Area" (1931), 123, qtd. in Gish, "Building Los Angeles," 361.

family housing. One example of this change in perspective can be seen in the rezoning of Hacienda Place in West Hollywood in the late 1920s and early 1930s (see **Figure 8**, above). In 1928, the Board of Supervisors denied an application to rezone Hacienda Place for multi-family development, citing that it would "in all probability cause considerable damage to adjoining properties."[54] However, multi-family buildings had already been constructed along the street, including fourplex forms with common central entrances that hid the multi-unit layout. The change in zoning application was later approved in 1932. Throughout the late 1920s and 1930s, multi-family development increased across West Hollywood, especially in the eastern areas between Harper and Laurel Avenues.

Postwar West Hollywood, 1946-1965



Figure 9: Aerial view of Westmount Drive and West Knoll Drive north of Santa Monica Boulevard northwest, 1955. (Los Angeles Public Library Digital Collections)

In the decades following World War II, Southern California experienced rapid population growth. West Hollywood remained an island of unincorporated land, a small area often overlooked by the County government. During a period of increasing social conservatism, West Hollywood remained a place of relative freedom and anonymity. Real estate developers recognized West Hollywood's continued popularity as a residential area. By this time, however, much of the land was already developed. Multi-family residential development in West Hollywood after World War II largely consisted of infill and redevelopment of parcels, typically those occupied by single-family homes and lower density multi-

[54] LACRPC, Seventh Annual Report, 1932 qtd. in ARG, *R2, R3, R4 Multi-Family Survey Report*, 36.

family buildings. The result was an increase in residential density during this period, but also an awareness that a clear plan would be needed to balance continuity and change.

The Rise of West Hollywood's Interior Design Industry

In the second half of the twentieth century, West Hollywood emerged as the center of the interior design industry for the West Coast. Before World War II, furniture showrooms were concentrated in downtown Los Angeles. Immediately after the war, showrooms began opening along La Cienega, Beverly, and Robertson Boulevards. Undeveloped land and small industrial buildings in this area were relatively inexpensive and available in the late 1940s, creating opportunities for the large and flexible warehouse-like spaces needed by the industry to display furniture, carpets, tiles, and fabrics. In the 1950s and 1960s, property owners, real estate developers, and design firms joined to create a concentrated design district along the streets of Beverly, Robertson, La Cienega, and Melrose, leading to the rapid association of the industry with the West Hollywood area.[55] Some of the area's interior designers, many living in the Norma Triangle area at West Hollywood's western edge, chose to build or remodel their single-family residences in the emerging Hollywood Regency style, developing a unique style that was also applied to multi-family residential buildings from the period.[56]

West Hollywood's LGBTQ+ Community

The LGBTQ+ community grew in West Hollywood in the postwar period and had become an integral part of the area's identity by the late 1950s. In contrast to a brief relaxing of gender roles that took place during the tumult of World War II, in the postwar era anything that deviated from the heteronormative was again heavily stigmatized. In this conservative social climate, West Hollywood remained a haven for a small LGBTQ+ community of predominantly white men, who faced fewer forms of discrimination, though by no means were members of this community free to be public about their identity.

Bars and nightclubs in West Hollywood, which had opened as early as the 1920s, still faced less threat of raids by the County Sherriff's vice squads.[57] These establishments had long been the few available gathering places and social outlets for the gay community. Until the postwar period, knowledge of the LGBTQ+ bars and nightclubs was largely known by word of mouth and other means that allowed them to maintain a low profile. Bob Damron's "The Address Book," which was first published in 1965, included listings of all the bars, nightclubs, restaurants, and coffee shops he had visited that catered to gays and lesbians in the country. The book included several West Hollywood businesses in its listings.[58]

Police crackdowns on homosexuality increased in the 1940s and 1950s, notably in the neighboring City of Los Angeles. In the 1950s, the LGBTQ+ community began to push back against intolerance. In

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[55] Gierach, *Images of America: West Hollywood*, 88; Gregory Firlotte, "West Hollywood Legacy: How Design Pioneers Transformed One Neighborhood into a Style Mecca," *Los Angeles Times,* October 1, 2017. Text excerpted from GPA, *Commercial Historic Resources Survey*, 53-54.
[56] Gierach, *Images of America: West Hollywood*, 88; ARG, *R2, R3, R4 Multi-Family Survey Report*, 25.
[57] Kenney, *Mapping Gay L.A.,* 23.
[58] Damron's Address book was updated annually beginning in 1968. It has been known as Damron Men's Travel Guide since 1999. GPA, "LGBT Historic Context Statement," 56.

the end, the police crackdowns on gay bars in the 1940s and 1950s would lay the foundation for the gay liberation movement around the country. In the 1950s and 1960s, the LGBTQ+ community increasingly realized that when they defended their bars from attacks by police, pleaded "not guilty" in court to charges of lewd conduct, or challenged the police officers and liquor control boards, they were establishing their constitutional right to gather in public places. Many of the bars and clubs identified as part of the 2016 Commercial Historic Context Statement were sites of civil rights protests beginning in the 1960s and 1970s.

While bars and clubs became a focal point in the fight for gay rights, it was often in private settings that the gay community could most effectively organize, at least initially. Several gay and lesbian civil rights and activist groups formed during this period. These organizations often lacked a dedicated meeting space and operated out of members' homes or apartments. One such group was the Mattachine Society, which first met in the Los Angeles home of its founders Harry and Anita Hay.[59] Though the Los Angeles chapter of the group soon disbanded, a West Hollywood chapter evolved into ONE Incorporated, an educational and advocacy organization for gay rights, in 1952. [60] Some gay organizations began publishing newspapers or magazines to open channels of communication within the gay community. These included *ONE* and *The Advocate*, both published outside West Hollywood, and *The Lesbian Tide*. *The Lesbian Tide* was affiliated with a radical branch of the Daughters of Bilitis, the counterpart lesbian organization to the Mattachine Society. *The Lesbian Tide* was first published from the West Hollywood apartment of founder Jeanne Cordova at 1124½ Ogden Drive in the early 1970s.[61]

Though the reputation of West Hollywood as an enclave for the LGBTQ+ community from 1946 to 1965 is established, linking this history to the residential built environment is much more difficult. Until well into the second half of the twentieth century, LGBTQ+ people faced the threat of arrest, discrimination, and harm simply for expressing their identity. Maintaining invisibility was an act of self-preservation. Organizations often met in secret locations. As such, the number of known potential resources reflecting the importance of the community is not proportionate to its importance. Currently, there is limited information available to connect the history of the LGBTQ+ community in West Hollywood to the residential built environment beyond previously identified locations of social organizations or the residences of prominent members of the community. If identified, residential properties with a historic association to the LGBTQ+ community may only represent a cohort of middle-class and cisgender white gay men, who had comparatively greater political and economic capital during this era than those who faced additional discrimination due to their gender, race, and/or socioeconomic status.[62]

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[59] GPA, "LGBT Historic Context Statement," 16.
[60] Excerpted from GPA, *Commercial Historic Resources Survey*, 75-76.
[61] GPA, *Commercial Historic Resources Survey*, 75-76.
[62] Jen Jack Gieseking, "LGBTQ Spaces and Places," in *LGBTQ America: A Theme Study of Lesbian, Gay, Bisexual, Transgender, and Queer History*, ed. Megan E. Springate (Washington, DC: National Park Foundation, 2016), accessed April 2023, https://www.nps.gov/subjects/lgbtqheritage/upload/lgbtqtheme-places.pdf.

Zoning in the Postwar Period

As the landscape of Southern California changed rapidly in the postwar period and communities became more crowded, conflict often arose over the underlying zoning that guided this growth. Articles in the *Los Angeles Times* reveal that the County debated zoning changes to control multi-family housing density and building height, but it does not appear that any changes were made until the 1970s.[63]

The rapid growth in the Los Angeles region during the postwar period was facilitated in large part by the construction of the freeway system, which eventually connected widely dispersed new suburban tracts with the central business districts. In older neighborhoods throughout the region, the freeway fundamentally altered the landscape. Although County planners put forward plans for a new freeway through West Los Angeles in the 1940s, residents pushed back. The Beverly Hills Freeway, as it was eventually called, was intended to be an extension of the Glendale Freeway (State Route 2) and would have connected Highway 101 in Hollywood with Interstate 405 in West Los Angeles. It would have traveled through portions of West Hollywood between Santa Monica Boulevard and Melrose Avenue before turning southwest through Beverly Hills via a submerged trench, then through Century City to Interstate 405 (see **Figure 10**, below). Though some were in support of the freeway, particularly businesses and developers, area homeowners were vehemently opposed. Pushback, including legal challenges, contributed to project delays, and by the 1960s, enthusiasm and funding for freeway construction had largely ceased. By the mid-1970s, the project had lost many of its strongest supporters, and the project was never realized.[64] In contrast to other parts of Los Angeles, where the freeway transformed the landscape and altered patterns of traffic, West Hollywood retained much of the same appearance and scale that had characterized it in the 1920s and 1930s.

[63] County archives were not accessible for research due to the COVID-19 pandemic.
[64] Nathan Masters, "Why Isn't There a Freeway to Beverly Hills?" *KCET*, accessed January 20, 2021, https://www.kcet.org/shows/lost-la/why-isnt-there-a-freeway-to-beverly-hills.

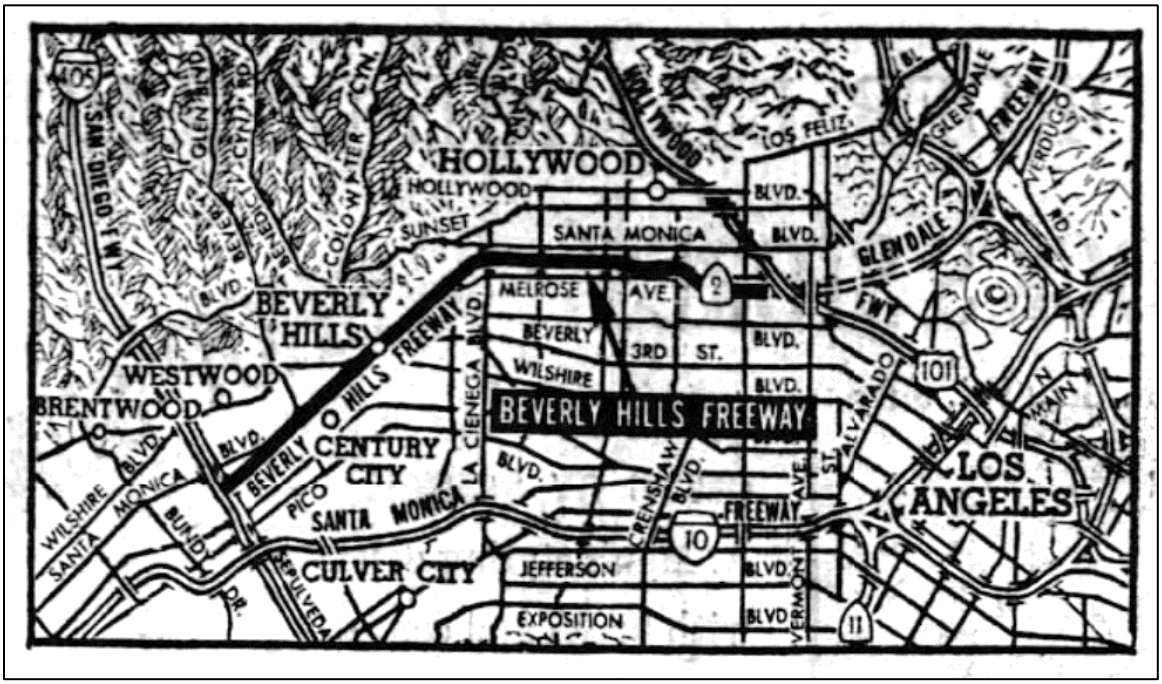

Figure 10: Map of proposed Beverly Hills Freeway route published in the Los Angeles Times *on December 7, 1970. (Newspapers.com)*

In the early part of the postwar period, the only zoning updates that came to fruition addressed parking requirements. The rapid uptick in apartment construction revealed the inadequacy of existing off-street parking requirements, which had been in place since the 1930s and specified one car per unit. Though the City of Los Angeles voted to increase parking requirements to two spaces per unit in 1958, the County was slower to act. It was not until 1962 that the County increased parking requirements from one to one-and-a-half spaces.[65] Not long after, the Board of Supervisors asked planners to study the possibility of increasing the requirement further to two spaces per unit. This plan faced opposition from developers and was not resolved for nearly a decade.[66] In the interim, the County Planning Commission often required two spaces per unit for apartment buildings and complexes when approving permit requests.[67] The increase in parking requirements (both officially and unofficially) drove developers to construct larger buildings.

In the absence of comprehensive changes regarding density and zoning, rezoning requests were processed one by one as projects went to the County for approval. One of the most common rezoning requests during this time was for the conversion from single-family zoning to R3 medium density multi-family zoning.[68] This trend occurred for projects throughout West Hollywood into at least the early 1960s. In 1960, the *Los Angeles Times* reported,

> A massive trend toward reconversion is the keynote of the building boom in the West Hollywood area [...] The older residential housing in the area is being torn down to

[65] "Hearing Set on Zone Plea for Parking," *Los Angeles Times*, June 17, 1962, F4.
[66] "Auto Parking Study Due Next Month," *Los Angeles Times*, December 13, 1964, G12.
[67] "County Oks Parking Plan for Apartments," *Los Angeles Times*, August 12, 1973, SF_B12.
[68] ARG, *R2, R3, R4 Multi-Family Survey Report*, 37.

> make way for the construction of the modern apartment buildings, which the constantly increasing population of the area necessitates. The boom even extends to the well covered Sunset Strip where some very expensive buildings are being demolished to make way for the giant high-rise towers that will soon dominate the city's skyline.[69]

Throughout the 1950s and 1960s, streets in single-family neighborhoods were dramatically altered, sometimes partially and other times almost completely, as denser multi-family housing was constructed.[70] This trend towards rezoning for higher-density and eventually higher-rise buildings led to debates at numerous Board of Supervisors' public hearings, fights with neighborhood homeowners at County Planning Commission meetings, and lawsuits by area residents.

The changes in zoning created incentives for the demolition of single-family homes. Though not all of these single-family homes were noteworthy, some were architectural masterpieces and places of important cultural movements in American history. The most well-known example of this trend was on Kings Road, a center of Modernist design since the 1910s.[71] After an initial failed attempt in 1960, Kings Road was rezoned from a single-family to an R4 district in 1963. The Board of Supervisors approved the change, despite vocal opposition from the community. With that change, the Kings Road landscape was altered irrevocably, paving the way for extensive demolition along the street, including the Dodge House. Two remaining Modernist masterpieces—The Schindler House (1922) and the Rootenberg House (1952)—have been designated as local cultural resources by the City of West Hollywood. The demolition of Dodge House was a catalyst for the historic preservation movement in Southern California.

Tensions over differing visions of West Hollywood's future would continue into the next decades. Residents were divided over issues that included traffic congestion, parking, and the trajectory of residential and commercial development.

Modern West Hollywood, 1966-1984

By the mid-1960s, West Hollywood was home to a diverse population with notable concentrations of older residents, Russian Jewish immigrants, and members of the LGBTQ+ community. West Hollywood became a center of Los Angeles' LGBTQ+ community in the 1970s. An enclave nicknamed "Boystown"[72] formed along Santa Monica Boulevard. Like other gay enclaves in major cities, the

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[69] Gordon Keith, "Reconversion Spurring West Hollywood Boom," *Los Angeles Times*, May 1, 1960, M11.
[70] ARG, *R2, R3, R4 Multi-Family Survey Report*, 24.
[71] The first two houses constructed on Kings Road were Irving Gill's landmark Dodge House, built in 1915, and Arthur Kelly's Stephens House, built in 1916. Both were demolished in 1970 and 1964, respectively. The Schindler-Chase House was constructed in 1922. A second wave of Modernist design on Kings Road followed in the 1950s with the construction of: Aaron Green's Reif House (1950; demolished; arson), Josef Van der Kar's Rootenberg House (1952), and Nomland & Nomland's Sosin House (1957). Bruce H. Kaye. "Paved Paradise: An Architectural, Social and Political History of North Kings Road, West Hollywood, California: 1915-2003," (unpublished manuscript, 2005), quoted in ARG, *R2, R3, R4 Multi-Family Survey Report*, 22.
[72] The Santa Monica Boulevard entertainment area was historically and informally referred to as "Boystown." However, in developing and implementing a community engagement plan in 2015, the City began using the

LGBTQ+ community in West Hollywood found a place where "…gay visibility was the norm rather than a daily struggle."[73] Soon after, however, the AIDS epidemic swept through the nation and ushered in a period of crisis for the gay community.



Figure 11: View looking southeast from the rooftop of the Sunset Hyatt Hotel, 1979. (Los Angeles Public Library Digital Collection)

The residential landscape became even more diverse and varied during this period. As the County continued to approve rezoning requests for multi-family construction, the density of West Hollywood's streets increased. Rising land values, minimal undeveloped land, and higher rents led developers to favor verticality and density in new apartment construction. The community faced worsening traffic congestion, a lack of sufficient parking, and what some saw as unchecked multi-family residential construction. To alleviate these problems and guide future development, the County created a draft master plan and later a community plan, focusing on zoning, parking, and traffic circulation. Disagreement over issues related to multi-family housing, from rent control to condominium conversions, was a recurring theme of public discourse. By the late 1970s, a majority of West

more inclusive "Rainbow District" and "Historic LGBT Rainbow District" to acknowledge the broader LGBTQ+ community. The term "Boystown" can have unintended consequences in excluding women and transgender people. Rainbow District more fully embraces gender and sexual orientation continuum diversity.

[73] Kenney, *Mapping Gay L.A.,* 35.

Hollywood's residents rented their homes.[74] The debate over rent control became a driving force for the incorporation of the City of West Hollywood in 1984.

West Hollywood's LGBTQ+ Community

By the 1960s, the LGBTQ+ community was an integral part of West Hollywood's identity. The LGBTQ+ community had long gravitated to the area for its nightlife. During the 1960s and 1970s, West Hollywood continued to be a place for newcomers. An area that became emblematic of the openness of the gay community in West Hollywood by the mid-1970s formed gradually at the west end of Santa Monica Boulevard between La Cienega and Robertson Boulevards.[75] Along this stretch of Santa Monica Boulevard, the railroad tracks ran through the center of the street, and a mix of industrial and commercial spaces bordered pockets of modest residential development from the 1920s. It was less desirable as a retail destination and did not attract developers or tenants like the more upscale and traditional stretches of retail along the Sunset Strip to the north or Beverly Hills to the west. The Boystown nickname for this area was a derogatory moniker foisted upon the community by straight people, and acceptance of the name within West Hollywood has fluctuated over time. Despite the gendered name, what is now known as the Rainbow District was a showcase for many aspects of LGBTQ+ culture. For LGBTQ+ people who came to West Hollywood from less accepting parts of the world, this was a welcome surprise.[76] Throughout the 1970s, gays and lesbians in Southern California recognized West Hollywood as "the most visible concentration of gay culture and power in the region."[77]

By the end of the 1960s, LGBTQ+ organizations with ambitious and varied agendas formed to advocate for civil rights, social services, community support, and mainstream visibility for the community as the idea of uniting individuals that identified as lesbian, gay, bisexual, and transgender into the movement gained traction.[78] The Gay Liberation Front (GLF) demonstrated against negative images of LGBTQ+ persons in print media and on television and organized the first gay pride parade, which marched down Hollywood Boulevard in 1970.[79] The Municipal Elections Committee Los Angeles (MECLA) formed in 1976 to promote LGBTQ+-supportive candidates for public office. Originally called Orion, the group deliberately did not identify its homosexual-rights agenda in its name. MECLA marked a milestone in shaping electoral politics in Los Angeles by raising significant amounts of

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[74] The 1970 Census of Population and Housing recorded 17,995 total housing units in West Hollywood, 15,135 (84%) of which were rentals. In 1984, the *Los Angeles Times* reported that 19,468 of 22,152 (88%) total housing units in the community were rentals. US Bureau of the Census, *Census of Population and Housing: 1970 Census Tracts: Final Report PHC (1)-117 Los Angeles-Long Beach, Calif. Standard Metropolitan Statistical Area Part 2* (Washington, DC: US Government Printing Office, 1972), H-5, accessed April 2023, https://www2.census.gov/library/publications/decennial/1970/phc-1/39204513p11ch11.pdf; Stephen Braun, "Rent Control Issue Dividing Line in W. Hollywood Vote," *Los Angeles Times,* October 14, 1984, WS1.

[75] The name may have been a reference to a Spencer Tracy movie from 1948 about a colony of orphaned boys. The original Boystown colony was located in Nebraska. Lillian Faderman and Stuart Timmons, *Gay L.A.: A History of Sexual Outlaws, Power Politics, and Lipstick Lesbians* (University of California Press: 2009), 231; Kenney, *Mapping Gay L.A.*, 33.

[76] Excerpted from GPA, *Commercial Historic Resources Survey* 76-78.

[77] Kenney, *Mapping Gay L.A.*, 33.

[78] GPA Consulting, "LGBT Historic Context Statement," 12.

[79] GPA Consulting, "LGBT Historic Context Statement," 14.

money and using electoral politics to give power to homosexuals and their allies.[80] MECLA organized a successful series of elegant dinners and banquets that for the first time tapped into the wealth of the affluent gay community to influence electoral politics across many jurisdictions in Los Angeles.[81] The organization was based in West Hollywood with offices located in the French Market building at 7985 Santa Monica Boulevard. Political organizing by the LGBTQ+ community increased significantly across the country by the late 1970s; in West Hollywood, the community protested sites such as Barney's Beanery over a controversial sign that read "Fagots Stay Out" and refused service to LGBTQ+ people.

According to historian Moira Kenny, "West Hollywood marks the evolution of Los Angeles's gay movement from one focused on short-term responses to crisis within the community to one of creating and sustaining community institutions through alliances with other local constituent groups and residents."[82] Many of the community organizations founded in Los Angeles, such as the pride parade, began relocating or focusing their efforts on West Hollywood because of its reputation as the center of the LGBTQ+ community. As the 1970s and 1980s gay rights movement progressed, organizations were more open about listing their addresses and including the name "West Hollywood."

As an LGBTQ+ oriented commercial strip grew along Santa Monica Boulevard, the surrounding area drew more residents from the gay community. Though it was not possible to accurately quantify the number of gay residents in West Hollywood, gay activists estimated that between 20 percent and 40 percent of residents identified as LGBTQ+ by this time.[83]

The personal and sexual freedom found in West Hollywood gave way to a period of crisis in the early 1980s as the AIDS pandemic swept through the gay community. Researchers believe that the virus began spreading between major U.S. cities from 1977 to 1979. In the late 1970s and early 1980s, the unusual combination of symptoms that characterize AIDS appeared disproportionately in the gay community, including many men who lived in West Hollywood.[84] The AIDS crisis lent a new sense of urgency to the activism and social services that began in earlier decades.[85]

Russian Immigration

A major contribution to West Hollywood's increasing diversity during this period were Jewish immigrants from the Soviet Union. Jewish immigrants from the Soviet Union began arriving in Los

[80] Faderman and Timmons, 232.
[81] It is known that MECLA hosted fundraising events at hotels. Locations may have also included members' homes, but specific residences were not located during research conducted for this historic context statement. Further research is needed to determine the location of multi-family residential properties that may be significant for their association with MECLA.
[82] Kenney, *Mapping Gay L.A.*, 46.
[83] Stephen Braun, "West Hollywood: Vote May Make It First Gay-Run City," *Los Angeles Times*, October 14, 1984, C1.
[84] Randy Shilts, *And the Band Played On: Politics, People, and the AIDS Epidemic* (New York, NY: St. Martin's Press, 1987),142-143.
[85] In the City of West Hollywood, much of the organized medical, social, and activist response to the AIDS crisis, including AIDS information centers, public health outreach efforts, and social activism of groups like AIDS Coalition to Unleash Power (ACT UP) took place after incorporation in 1984.

Angeles in 1963 as refugees. Their immigration was part of a grassroots human rights campaign to help them escape persecution under the communist regime. Soviet Jews came to the United States in several distinct groups. In the 1970s and early 1980s, many of the immigrants included Russian Jewish activists. A second group migrated to the United States in the mid-1980s, following the implementation of a series of reform initiatives that, in part, relaxed immigration policies. Between 1970 and 1990, more than 20,000 Soviet émigrés moved to Los Angeles. Following the 1986 Chernobyl nuclear power plant disaster, a third wave of immigration occurred.[86] The peak of the Soviet Jewry immigration wave was in the early 1990s after the collapse of the Soviet Union.[87]

Many immigrants initially settled in West Hollywood and the adjacent Fairfax District of Los Angeles, where they merged with existing Jewish communities.[88] Several factors contributed to the popularity of West Hollywood as a place of settlement for Jews from the Soviet Union. Social service organizations were concentrated in the area. Organizations committed to assisting Soviet Jews, including the Jewish Federation and Southern California Council for Soviet Jews, were located in the Fairfax District. Assistance groups encouraged migrants to move to West Hollywood. They believed that the presence of older Jewish residents there, who migrated to the United States in the first half of the twentieth century and shared a similar cultural background and language with the Soviet Jews, would help them adapt to life in the United States.[89] The density of rental housing also made West Hollywood a popular choice for immigrating Jews due to its lower rental prices compared with other areas.

The nucleus of the Russian West Hollywood community was located around Plummer Park, which became a popular meeting place. As West Hollywood's Russian population increased, Russian-owned businesses, including grocery stores, restaurants, and bakeries sprang up along Santa Monica Boulevard between La Brea Avenue and Crescent Heights Boulevard.[90] Institutions such as the Chabad Russian Synagogue on Santa Monica Boulevard assisted new immigrants, connecting them with social services and reacquainting them with Judaism, which was illegal to observe in the Soviet Union.[91] Area residents nicknamed the enclave Little Odessa.[92]

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[86] Lynn C. Kronzek, "What Motivated the Migration of Jews from the Soviet Union to WeHo?" *WeHoville*, October 10, 2017, accessed March 16, 2021, https://wehoville.com/2017/10/10/part-2-what-motivated-the-migration-of-jews-from-the-former-soviet-union-to-weho/.
[87] GPA, *Commercial Historic Resources Survey*, 80.
[88] Mathis Chazanov, "Jewish Community Prepares for Arrival of Soviet Immigrants," *Los Angeles Times*, January 22, 1989.
[89] Lyndia Lowy, Interview by Allison Lyons, Personal Interview, West Hollywood, February 10, 2016.
[90] Olga Grigoryants, "West Hollywood's Russian Population is Rapidly Shrinking," *LA Weekly*, April 19, 2017, Accessed March 16, 2021, Https://Www.LAWeekly.Com/West-Hollywoods-Russian-Population-Is-Rapidly-Shrinking/.
[91] Russell Chandler, "Immigrant Soviet Jews Get First Taste of Their Religion in LA," *Los Angeles Times*, August 25, 1991, accessed March 17, 2016, https://www.latimes.com/archives/la-xpm-1991-08-25-me-1873-story.html.
[92] Olga Grigoryants, "West Hollywood's Russian Population Is Rapidly Shrinking," *LA Weekly*, April 19, 2017, accessed March 16, 2021, https://www.laweekly.com/west-hollywoods-russian-population-is-rapidly-shrinking/.

Growing Pains

By the mid-1960s, West Hollywood's population was growing rapidly. The community's population rose from 28,870 in 1960 to an estimated 41,000 by the end of the decade.[93] As both the population and density increased, homeowner opposition to new multi-family residential construction became even more acute. In the early to mid-1960s, development was dominated by the construction of even denser, higher-rise buildings along and near Sunset Boulevard (see **Figure 12**, below) as well as previously single-family residential streets, resulting in a conglomeration of homes and apartment buildings of varying sizes.



Figure 12: View of Sierra Tower, near Sunset Boulevard and Doheny Drive, under construction c. 1965 (Los Angeles Public Library Digital Collections).

Much of this construction was in large part a response to the housing shortage facing Southern California at that time. Previously, the area had seen a surplus of rental apartments, which resulted

[93] Seymour Beubis, "Chamber Hopes Master Plan Can Temper Growth," *Los Angeles Times*, December 21, 1969, WS1.

in reduced construction rates; however, this slowdown soon caught up with the housing industry and by 1967, Los Angeles County residents were met with low vacancy rates and rising rents.[94] Similarly, the cost of purchasing a home was also rising, and entry-level opportunities for new homebuyers were increasingly out of reach. Nationwide postwar prosperity had faded and was giving way to inflation and a weaker economy. After the passage of the 1961 National Housing Act, the condo model of ownership emerged as a solution for people who could otherwise not afford to buy. In areas like West Hollywood where land was scarce and construction was expensive, developers began converting existing apartment buildings into condominiums to sell the units individually.[95]

West Hollywood's rapid growth brought several lingering problems to the forefront. Although the looser reins of the County government were attractive for many, contributing to West Hollywood's reputation as a place of tolerance and even freedom, it also meant that the community lacked the infrastructure and improvements enjoyed by neighboring cities. In the face of traffic congestion, limited parking, and under-regulated redevelopment, the Chamber of Commerce requested that the County complete a master plan in 1969 to guide future growth. The Chamber of Commerce hoped that the creation of a master plan would promote a sense of solidarity among residents. The Chamber, citing rapid resident turnover, lamented that "many zoning variances have been granted in West Hollywood, accounting for a confused zoning pattern," and as a result, "people lack identification with the community … A master plan helps give a community stability. It shows the direction in which you are headed."[96] The master plan, however, was never completed. In 1972, the group in charge of the master plan fractured over differing views of what the document's goals and emphasis should be. A draft master plan was written but never finalized, but the document did inform the community plan that was completed the next decade.[97]

Clashes over multi-family residential construction and zoning continued in the 1970s. After a decade-long debate over zoning and parking changes, the County voted to approve a zoning change related to parking in 1973. This change increased the number of required parking spaces per apartment unit from one-and-a-half to two.[98] The new zoning drove a shift away from the postwar period's Dingbats and courtyard apartments. Instead, developers turned to even higher-density housing to increase their return on investment and satisfy the new parking requirements. Demand for housing also drove the construction of high-rise,[99] higher-density apartments, and condominiums in places like Kings Road, where single-family residences were replaced by multi-family buildings.

Paradoxically, one of the goals to come out of the West Hollywood master plan—to decrease density—was opposed by residents. In 1973, the Board of Supervisors reduced density on 30 acres of land in the Norma Triangle neighborhood on the west side of West Hollywood from R-4 zoning (a maximum

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[94] Tom Cameron, "Apartment Shortage Seen by End of Year," *Los Angeles Times*, September 18, 1966, I1.
[95] Flora Chou, "The '70s Turn 50: Building the Context," *Docomomo_US*, accessed February 5, 2021, https://www.docomomo-us.org/news/the-70s-turn-50-building-the-context.
[96] Beubis, "Chamber Hopes Master Plan Can Temper Growth."
[97] Gerald Faris, "W. Hollywood Study 37 Pages for $140,000," *Los Angeles Times*, November 19, 1972, WS1.
[98] "County Oks Parking Plan for Apartments," *Los Angeles Times*, August 12, 1973, SF_B12.
[99] High-rise refers to multi-family residential buildings over 13 stories in height. Their construction proliferated after the repeal of the County's 13-story height limit in 1956 and became even more popular after these zoning changes.

of 72 units per acre) to a significantly lower density of R-2 zone (no more than two houses per lot).[100] The action was intended to bring the area into conformity with the draft master plan, but the action "led to such a tempest stirred up by unhappy property owners that the action was rescinded by the Board of Supervisors." [101] The *Los Angeles Times* marveled that "while the planners thought lower densities were just what West Hollywood needed, a vocal segment of the community thought otherwise and prevailed." [102]

Conflicting desires for West Hollywood's future arose during this period, in large part due to its varied population and landscape. While the areas of West Hollywood above the Sunset Strip were characterized by luxury apartments and private homes, a very different picture coalesced south of Sunset Boulevard, where "more apartment houses catering to every taste" could be found.[103] The goals of homeowners in the northern parts of West Hollywood differed greatly from the renters to the south. By the late 1970s, it was estimated that 85 percent of the community's residents rented their homes.[104] This population was much more transient, with an average stay of three years.[105] This gave West Hollywood a reputation as an "unusual, unincorporated community of hodgepodge land and patchwork quilt population [...with] little sense of community" and many competing interests.[106]

In 1981, the County completed a community plan for West Hollywood based on the earlier master plan. To conform with the community plan's specifications, the County revised zoning density and height limits in West Hollywood. A height limit of 45 feet, the equivalent of a three-story commercial building or a four-story residential building, was created for areas zoned for multi-family residential construction. Zoning density was decreased in some residential neighborhoods, such as the Norma Triangle, to allow only single-family houses and duplexes; in other areas that were already high density in character, the allowable density was increased. One of the most dramatic zoning changes was the allowance for mixed commercial and residential uses along major thoroughfares. Planners hoped the revision would encourage people to live and work in the same place, thereby reducing traffic. The alterations were intended to ensure the retention of "the village atmosphere of the bustling West Hollywood streets."[107]

City Incorporation

In the 1950s and 1960s, several groups mounted attempts to incorporate West Hollywood as an independent city. Plans filed in 1957 ended in a legal impasse when two groups tried to incorporate overlapping areas; one sought cityhood for the entire area of present-day West Hollywood while the

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[100] "Zone Rollback Ordered for 30-Acre Site," *Los Angeles Times*, August 2, 1973, WS3.
[101] Gerald Faris, "W. Hollywood Identity Getting New Shot in the Arm," *Los Angeles Times*, February 3, 1974, WS1.
[102] Faris, "W. Hollywood Identity Getting New Shot in the Arm."
[103] Art Seidenbaum, "Cityhood for Sunset Strip? A Possibility," *Los Angeles Times*, November 20, 1966, M8.
[104] US Bureau of the Census, *1970 Census Tracts*, H-5; Braun, "Rent Control Issue"; Gierach, *Images of America: West Hollywood*, 90.
[105] Stephen Braun, "Gays, Seniors Coexist Warily in West Hollywood," *Los Angeles Times*, June 16, 1984, OC_B1.
[106] Faris, "W. Hollywood Identity Getting New Shot in the Arm."
[107] Mark Gladstone, "County Acts on W. Hollywood Crowding," *Los Angeles Times*, May 12, 1983, WS5.

other wanted to incorporate only the Sunset Strip.[108] The groups could not file for incorporation for overlapping jurisdictions and the effort fizzled. Later petitions were rejected for not having enough signatures in favor of incorporation. While proponents argued that the issues facing the community (such as traffic and lack of parking) could be alleviated if West Hollywood became an independent city, opponents of incorporation said it would lead to higher property taxes.[109]

By the early 1980s, West Hollywood's diverse population of senior citizens, the LGBTQ+ community, and Soviet Jewish immigrants were united on one issue: rent control. At this time, the community had a high percentage of renters—estimates vary from 88 percent to 92 percent—so the possibility of uncontrolled rent increases was not a welcome one.[110] With an existing County rent control law set to expire in 1985, momentum for incorporation grew. The possibility of annexation to the City of Los Angeles was also explored, but incorporation as an independent city was the favored solution.[111] The Coalition for Economic Survival (CES), "a grassroots organization representing low- and moderate-income people working to achieve social, economic, and political justice," worked primarily with constituencies in the South Central and Pico-Union neighborhoods of Los Angeles but also worked with elderly residents of West Hollywood.[112] One of CES's primary focuses was tenants' rights and affordable housing, and the group became one of the influential forces behind the push for incorporation. Ron Stone, a local gay rights' activist, was also a major proponent for incorporation and helped get the issue on the ballot.

After a petition successfully obtained enough signatures, the issue of incorporation went before voters in 1984. Though the *Los Angeles Times* reported shortly before the election that a vote in favor of incorporation was not guaranteed to happen, "incorporation's mere presence on the ballot has altered West Hollywood's vision of itself. For the first time, residents are thinking about West Hollywood as a whole community."[113] West Hollywood's gay community also supported incorporation in general since it would give them a voice in local politics.[114]

That November, West Hollywood residents voted to incorporate as a city. It became the first city in the country to have a city council with a gay majority, and the new city council passed a series of progressive laws regarding gay rights, including a ban on discrimination due to sexual orientation. As had been expected, it also approved a stringent rent stabilization ordinance, which was among the strictest in the country and was intended to protect West Hollywood's large population of renters.[115]

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[108] "West Hollywood Area Files for Incorporation," *Los Angeles Times*, July 3, 1957; "Proponents of Cityhood in 'Chess Game'," *Los Angeles Times*, January 12, 1958.
[109] GPA, *Commercial Historic Resources Survey,* 80.
[110] Greg Warnegieris, "Tenants Press for Annexation," *Los Angeles Times*, August 20, 1981, WS_A1; Stephen Braun, "Rent Control Issue Dividing Line in W. Hollywood Vote," *Los Angeles Times*, October 14, 1984, WS1.
[111] Warnegieris, "Tenants Press for Annexation."
[112] "About CES," Coalition for Economic Survival, accessed April 2023, https://www.cesinaction.org/about-ces; Gierach, *Images of America: West Hollywood*, 91.
[113] Braun, "West Hollywood: Vote May Make It First Gay-Run City."
[114] Braun, "West Hollywood: Vote May Make It First Gay-Run City."
[115] Stephen Braun, "West Hollywood, One Year Later," *Los Angeles Times*, December 1, 1985, WS1.



Figure 13: First meeting of the West Hollywood City Council on November 29, 1984 (ONE Archives at the USC Library).

CONTEXTS, THEMES, AND ELIGIBILITY STANDARDS

This section provides a basis for evaluating properties in the R2, R3, and R4 residential zones of West Hollywood for significance within the contexts of multi-family residential development and residential architectural styles. The eligibility requirements address national, state, and local criteria for designation (see **Regulatory Framework**). Corresponding criteria that address the same types of significance are listed together like so: National/State/Local, e.g., A/1/C.

Any property under evaluation may also have associative significance with an important person or event under Criterion A/1/C or B/2/C. Research did not reveal evidence to suggest that there are any important isolated events in the history of multi-family development in West Hollywood, nor did it reveal the names of any standalone individuals who might have made significant contributions to that history. As such, detailed eligibility requirements for this type of significance are not included in this document.

Context: Multi-Family Residential Development in West Hollywood, 1895-1984

Early Multi-Family Residential Development, 1895-1925

The rate of residential construction increased rapidly through the 1920s. In the early periods of development, individual developers chose what to build and where to build. In the 1920s, zoning regulations and local government bodies began to dictate the shape of development in the Los Angeles region. The most influential body was the City of Los Angeles, which established its City Planning Commission in 1920 and passed its first zoning ordinance the next year. Municipalities around Los Angeles County formed the Regional Planning Conference, made up of planners from the County's municipalities, shortly thereafter in 1922.[116] This became the County Regional Planning Commission in 1923. The County Regional Planning Commission was meant to coordinate multiple aspects of urban development, such as land use and property subdivision, among multiple jurisdictions in participating city and unincorporated county communities. However, from the outset, it was recognized that the City of Los Angeles, despite being smaller in size than the County as a whole, dictated the course of zoning throughout the region.[117]

In the twentieth century, the County of Los Angeles was swayed by conservative forces to implement zoning that favored single-family home construction over the multi-family housing that would have met the increasing demand for dense, urban housing. The appeal of Sherman/West Hollywood and demand for housing placed the area in conflict with these forces dictating the zoning regulations in the 1920s and 1930s. This conflict between a preference for single-family zoning and demand for multi-family housing would be a continuing theme through the next decades of the area's development.

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[116] "Second Meeting Next Saturday," *Los Angeles Times*, March 26, 1922, V1.
[117] Todd Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936," (Ph.D. dissertation, University of Southern California, 2007), 328.

Modestly scaled, single-family vernacular houses and Craftsman bungalows were typical of Sherman's early residential development.[118] Residential development responded to the population boom of the late 1910s and early 1920s with enterprising solutions layered onto these predominantly single-family neighborhoods. Density was increased on parcels developed with single-family homes by adding secondary units to the rear of the property.

When multi-family housing was initially constructed, it took the form of bungalow courts, duplexes, and fourplexes constructed in heights, forms, and styles that mirrored the surrounding single-family development. Bungalow courts and other forms of courtyard housing (a broad term that encompasses several different multi-family configurations, see the **Associated Property Types** section) were a middle ground between the privacy achieved with the single-family home and the lower cost and higher density offered by apartments. This type of development was located north of Santa Monica Boulevard between La Cienega and Crescent Heights Boulevards and to the east around what is now Plummer Park.[119]

Prewar Multi-Family Residential Development, 1926-1945

While zoning plans of the 1920s and 1930s demonstrate disdain for multi-family housing, many of the apartment buildings constructed in West Hollywood during the period rose above this stigma through the quality of design, compatible massing, and amenities that attracted a variety of residents. Among the most distinctive and unique buildings of the period were those with elaborate, fanciful architectural ornamentation.

Common architectural styles for multi-family housing from this period included Spanish Colonial Revival, French Chateauesque, and Art Deco.[120] The popularity of Period Revival architecture in West Hollywood mirrored a broader, nationwide shift toward more traditional, historicist designs, aided in part by advancements in construction technology and the availability of popular pattern books and catalogs.[121]

The area bounded by Sunset Boulevard on the north, Fountain Avenue on the south, Sweetzer Avenue on the west, and Fairfax Avenue on the east developed—often as infill—with a unique concentration of upscale apartment houses.[122]

In addition to high-style apartment buildings, modest multi-family housing was still constructed as the community grew. Bungalow courts, duplexes, and fourplexes from the period between 1926 and 1945 can be found throughout West Hollywood. At this time, the eclectic mixture of one to three-story multi-family residences that characterizes the city today emerged.[123]

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[118] ARG, *R2, R3, R4 Multi-Family Survey Report*, 19.
[119] Bridget Maley and Katie Wollan, "West Hollywood Garden Court Thematic Grouping," California Department of Parks and Recreation Form Set, Architectural Resources Group, West Hollywood, November 2008, 2.
[120] ARG, *R2, R3, R4 Multi-Family Survey Report,* 23.
[121] Virginia McAlester, *A Field Guide to American Houses, Revised and Expanded* (New York, NY: Alfred A. Knopf, 2013), 406-407.
[122] ARG, *R2, R3, R4 Multi-Family Survey Report*, 23.
[123] ARG, *R2, R3, R4 Multi-Family Survey Report,* 23-24.

Postwar Multi-Family Residential Development, 1946-1965

Between the early 1940s and mid-1960s, West Hollywood's density increased markedly as single-family residences throughout the community were replaced with apartments.[124] Although the dominant narrative of Southern California's postwar residential development is that widespread tracts of single-family homes were constructed to specifications for Federal Housing Administration (FHA)-backed loans, West Hollywood's development during this postwar period does not reflect this prevailing trend. The construction boom of the 1920s meant that much of the small area comprising West Hollywood was fully developed. Within the town's limits, there was simply no room to construct the sprawling single-family tracts like those built in the San Fernando Valley and elsewhere. By the 1950s, financial institutions began offering more financing opportunities for the construction of multi-family development. Banks and insurance companies might fund as much as 90 percent of a project, and tax advantages for real estate development encouraged multi-family property type construction.[125] A trend of apartment construction throughout Southern California was in full force by the late 1950s, as undeveloped land became scarce, and prices rose. In places like West Hollywood, higher-density construction was not only attractive financially but was a necessity as well. The area remained a popular residential place during this period due to its central location and proximity to local studios and employment opportunities.

Postwar multi-family infill development that occurred south of Santa Monica Boulevard in the eastern half of West Hollywood often consisted of a less refined apartment type referred to as the Stucco Box, also popularly known as the "Dingbat."[126] The Dingbat is a low-rise, wood-frame apartment building that is two stories in height, rectangular in massing, and clad in stucco. Its most recognizable features are its grade-level parking spaces located in recessed carports on the front, side, or rear elevations, and the prominent signage and lighting on its primary elevation.[127] It became a popular building type due to its low cost and density with a relatively small footprint, which led to a high return on investment. The small lot size required for Dingbats led to their widespread construction in already-established residential neighborhoods, especially around West Hollywood. Small multi-family residences on small lots, like the Dingbat, were no longer as financially attractive following changes to parking requirements in 1962.

The character of development in the western portion of the community, in the area roughly bounded by Sunset, Santa Monica, and La Cienega Boulevards, and Fairfax Avenue, was slightly grander in scale. In this area, new forms of courtyard housing, the postwar courtyard apartment, offered a landscaped retreat from the dense urban environment. The postwar courtyard apartment was designed as a self-enclosed space, with buildings arranged around an inner landscaped courtyard. The property was oriented away from the street, focusing inwards on a pool.[128]

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[124]University of Southern California, Santa Barbara Library, Geospatial Collection, 1941 and 1964 aerial photographs, accessed January 8, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
[125] Steven A. Treffers, "The Dingbat Apartment: The Low-Rise Urbanization of Post-World War II Los Angeles, 1957-1964," (Master's Thesis, University of Southern California, May 2012), 11.
[126] ARG, *R2, R3, R4 Multi-Family Survey Report,* 33.
[127] Treffers, "The Dingbat Apartment," 3.
[128] ARG, *R2, R3, R4 Multi-Family Survey Report,* 45-46.

A picture of Southern California as a place of endless sunshine, opportunity, and open space was not a new one; it had been carefully crafted by promoters and real estate developers since the late nineteenth century. Before World War II, however, this image was embodied in the single-family home. After the war, this image expanded to include apartment living. An idealized image of California living expanded to include multi-family residential development during the postwar period. This shift was in part a response to the decreasing availability of land. It also reflected the rising percentage of people that chose to rent an apartment over buying a single-family home. For some, this was still a temporary decision before homebuying, but for increasing numbers of people, it became a permanent preference.[129] The *Los Angeles Times* reported on the shift in the popular perception of apartment living when it wrote:

> Everywhere you look, apartment houses with colored lights and modern landscaping are springing up. Unless you've lived in one or visited one you're in for a big surprise. For gone are the dark, drab, shabbily carpeted hallways and stiff lipped neighbors. In their place are balconies, courtyards, swimming pools and a young, friendly country club set. Only, of course, these people don't belong to a country club—they just act and live like they do. Their country club is the apartment house.[130]

Modern Multi-Family Residential Development, 1966-1984

By this period, residential construction, which was overwhelmingly infill and often multi-family, "transformed West Hollywood from an orderly community of single-family homes and small apartment houses into a warren of apartment complexes." [131] This trend slowed by the mid-1980s. Continued approvals for rezoning requests and the area's increasing density remained a key issue. Another pivotal issue during the 1970s and 1980s concerned conversions of rented apartments into for-sale condominiums, dubbed by the *Los Angeles Times* as "one of the hottest current trends in an otherwise flat real estate market" in 1974.[132] Condominium conversions were attractive as the cost of new housing construction rose rapidly; rather than building new condos, existing apartment buildings could be remodeled or updated and offered for sale. However, units in converted apartment buildings were often too expensive for former tenants to purchase, making the conversions controversial. Though this trend did not have an impact on the physical forms of the built environment, it was a subject of debate throughout this period. The community was already facing a housing shortage, one that was further exacerbated by condo conversions. When the new City of West Hollywood formed, its city council put a moratorium on condominium conversions and rent increases until it could draw up its own regulations.[133]

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[129] Tom Cameron, "Multiple Unit Construction Looms as Rival of Single-Family Houses," *Los Angeles Times*, August 20, 1961, I1.
[130] Barbara Lenox and Don Alpert, "Apartment Living: This, too, is apartment living," *Los Angeles Times*, June 7, 1959, J12.
[131] Stephen Braun, "W. Hollywood Ready to Put Zoning Rules Into Effect," *Los Angeles Times*, January 12, 1986, WS1.
[132] John Gregory," Condominium Conversions Are Mixed Blessing," *Los Angeles Times*, December 1, 1974, OC_A1.
[133] "Council Extends Rent, Condo Moratoriums," *Los Angeles Times*, May 2, 1985, WS2.

Theme: Single-Family Residences and Secondary Dwellings

While single-family residences are clearly not a multi-family property type, their predominance in the early history of West Hollywood helps provide a clearer understanding of multi-family residential development patterns in the decades that followed. This theme and eligibility requirements are also included within this document to address single-family residences on parcels that have since been upzoned to R2, R3, or R4.

The earliest residential development in much of what would become West Hollywood was neighborhoods of detached houses with landscaped lawns. The single-family residence represented "the California dream" of the early twentieth century and was prioritized above all other housing types. However, this low-density model was woefully insufficient to house the number of people that would flock to the Los Angeles region in the first few decades of the twentieth century. An early solution to the demand for housing was a pattern of development in which small, secondary dwellings were constructed on a lot, often to the rear of a primary residence.[134] These secondary dwellings were constructed to address housing shortages, but also generated additional income for property owners.[135]As a uniquely situated community at the junction of several major thoroughfares, West Hollywood was a prime location for the redevelopment single-family neighborhoods. In the mid to late 1920s, zoning ordinances were passed in unincorporated West Hollywood with the aim of protecting single-family residences from encroachment, while allowing for the construction of higher density residential buildings. This included the implementation of a "step-down" model with graduated changes in use. Commercial businesses were concentrated at major intersections, followed by apartment buildings, then duplexes, and single-family residences at the outer edges of other development.[136]

In the decades that followed, multi-family zoning would be incorporated into areas previously zoned as single-family, allowing for increases in density and infill development. This resulted in a variety of property types, sizes, and styles in a single block along the streets of West Hollywood. Of the single-family residences that remain in West Hollywood, most are modest in size and consist of bungalows constructed during the 1910s and early 1920s. There are some larger single-family residences remaining that are scattered throughout the City. These exhibit architectural styles that were popular from the 1900s to 1930s such as Craftsman, American Colonial Revival, Spanish Colonial Revival, and Tudor Revival.

Concentrations of single-family residences in West Hollywood include an area south of Melrose Avenue between Doheny Drive, La Cienega Boulevard, and Beverly Boulevard, and another area north of Santa Monica Boulevard between Doheny Drive, Vista Grande Street, and Hilldale Avenue.[137]

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[134] ARG, *R2, R3, R4 Multi Family Survey Report*, 40.
[135] ARG, *R2, R3, R4 Multi Family Survey Report*, 40.
[136] ARG, *R2, R3, R4 Multi Family Survey Re*port, 35-36.
[137] The concentrations described are citywide and are not necessarily within the study area of properties zoned R2, R3, and R4.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing the earliest phase of residential development in Sherman/West Hollywood. Though resources dating to the earliest periods of development in Sherman/West Hollywood are extremely rare, simply being a residential resource constructed during this period is not enough to justify significance. An eligible resource must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Single-Family Residences and Secondary Dwellings
Period of Significance:	1895-1925
Period of Significance Justification:	The earliest residential development in what is now West Hollywood occurred in the late nineteenth and early twentieth century. Single-family residences were built through the 1920s, but construction slowed during the Great Depression. After World War II, multi-family residential buildings became the common pattern of development.
Character-Defining Features:	Detached single-family residence Usually situated near the front of lot and oriented toward street One or two stories in height Early examples are often vernacular in design and may not exhibit features of a particular architectural style Larger examples may possess Craftsman, American Colonial Revival, Spanish Colonial Revival, or Tudor Revival architectural elements May share lot with detached garage or another residential unit at rear
Eligibility Standards:	Date from the period of significance; and Be emblematic of an early period of residential development in Sherman representing the settlement of the community (Criterion A/1/A3); and Retain the essential aspects of integrity.
Integrity Considerations:	Pre-1920 single-family residences are rare in West Hollywood; as such, a greater degree of alterations may be acceptable, such as replacement windows within original openings. Immediate setting within the property boundaries, including the relationship between the building(s) and the site, should remain intact; surrounding setting may have changed due to ongoing development. Original planting areas such as front lawns should remain, although the plant material may have changed. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3.

Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Theme: Courtyard Apartments

As multi-family residential development increased in the Los Angeles area during the early twentieth century, various courtyard apartment property types emerged, resulting in a range of multi-family property types characterized by communal site planning.[138] These types balanced the need for density and privacy, while providing shared open space for the residents. There are three subtypes of courtyard apartments in West Hollywood: bungalow courts, prewar courtyard apartments, and postwar courtyard apartments. The first two types were prevalent during the decades before World War II. Bungalow courts emerged first and provided detached residential living for those who could not afford to own a single-family house. By the 1920s, a new subtype of courtyard apartment, the prewar courtyard apartment, emerged as architects and designers began integrating architectural references to Spanish Colonial and Mediterranean precedents and asymmetry into larger buildings around an enclosed courtyard.[139] The postwar courtyard apartment emerged in the late 1940s and evolved through the 1960s. Typically constructed as infill, these postwar buildings also responded to changing housing needs and tastes of Southern California.

Sub-Theme: Bungalow Courts

The bungalow court, a type of multi-family housing that consists of several free-standing cottages or bungalows arranged around communal open space, was popular in the decades before World War II. The property type emerged in Southern California as early as 1908, with early examples designed as vacation homes for seasonal visitors in tourist destinations like Pasadena, providing a more "home-like" experience than a hotel. The characteristics that made them desirable for vacationers were soon adapted into permanent rental housing.[140]

Construction of the individual structures was less expensive than an apartment building but achieved a similar level of density, making them lucrative for developers and landowners. In areas like West Hollywood, bungalow courts were constructed near streetcar lines and business districts to house workers and recent arrivals, including an influx of people seeking work in the burgeoning film industry. The unique configuration created a sense of community and made detached residential living attainable for individuals and families with low to moderate incomes.[141] After World War I, it became more common for individual buildings within the bungalow court to contain multiple attached units.[142]

Bungalow courts are characterized by the thoughtful arrangement and orientation of individual units on the property, often forming symmetrical rows or a U-shape, with bungalows oriented toward common space on the lot. Individual detached units "stacked" on a lot with no sense of site planning

[138] ARG, *R2, R3, R4 Multi-Family Survey Report*, 42.
[139] HRG, "Multi-Family Residential Development," 52.
[140] HRG, "Multi-Family Residential Development," 10, 40.
[141] HRG, "Multi-Family Residential Development," 46; ARG, *R2, R3, R4 Multi Family Survey Report*, 43.
[142] HRG, "Multi-Family Residential Development," 44.

may represent early and/or rudimentary attempts to increase density and are generally not considered important or fully realized examples of a courtyard housing type.[143]

Bungalow courts were constructed beginning in the 1910s and remained popular until the late 1930s. While some were architect-designed, many were developed by contractors or owner-builders.[144] This period coincided with the popularity of the Craftsman and Spanish Colonial Revival styles, resulting in several examples of this property type also representing these styles.[145] Very few were constructed during or after World War II as the result of increasing property values and changing parking requirements.

Numerous bungalow courts were constructed throughout West Hollywood, but their low density made them prime sites for redevelopment following World War II. Extant examples are typically found in the eastern side of the city, in the blocks north and south of Santa Monica Boulevard and east of La Cienega Boulevard.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of Sherman/West Hollywood, and under Criterion C/3/A1 and A4 as a fully realized example of the property type. Simply being a bungalow court constructed during this period is not enough to justify significance. An eligible resource must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Courtyard Apartments
Sub-Theme:	Bungalow Courts
Period of Significance:	1910-1940
Period of Significance Justification:	The earliest examples of bungalow courts emerged in the 1910s but were largely phased out by the late 1930s due to rising land values, construction costs, and allowable density. The latest example of a bungalow court identified in the survey was constructed in 1940.
Character-Defining Features:	Collection of freestanding cottages or bungalows organized around common open space Typically arranged symmetrically with buildings oriented toward interior of lot One story in height, occasionally two-story building at rear of lot

[143] Polyzoides, 34.
[144] HRG, "Multi-Family Residential Development," 40.
[145] HRG, "Multi-Family Residential Development," 47-48.

	Two story bungalow courts are rare Primary entrances to individual units open directly onto common open space, front units may be oriented toward street Common open space that is central feature of lot and not limited to circulation Common open space including lawn, walkway, and foundation plants Landscaping may be simple and may include small gardens around individual units Buildings may be vernacular in design and may lack distinctive architectural style Examples in West Hollywood often possess Spanish Colonial Revival architectural elements Examples may be located in proximity to historic streetcar lines Early examples may have no accommodation for automobiles Later examples usually have parking area, carport, or garage at rear accessed from public alley or driveway along outer edge of lot
Eligibility Standards:	Date from the period of significance; and Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Be a fully realized example of the bungalow court property type in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Bungalow courts are rare in West Hollywood; as such, a greater degree of alterations may be acceptable, such as replacement windows within original openings. Minor modifications to the open space may be acceptable, such as changes to the plant material, so long as the space is still communal and not limited to circulation. Surrounding setting may have changed due to ongoing development; immediate setting (e.g., on the lot) should still reflect the historic relationship between the bungalows and their parcel. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Prewar Courtyard Apartments

Prewar courtyard apartments were the next evolution of courtyard housing. These buildings consisted of multiple units in one or two larger buildings arranged around a centralized open space, achieving a similar balance between density and privacy as a bungalow court, while incorporating more units. Single buildings were typically O or U-shaped in plan, but two L-shaped buildings were also used to frame a courtyard.

A transition or variation between the bungalow court and the courtyard apartment consisted of two rectangular multi-unit buildings divided by a narrow, utilitarian passageway or driveway—too narrow for landscaping or architectural articulation. Buildings like these are generally not considered important or fully realized examples of a courtyard housing property type. Exceptions may include examples in which the design has been modified or enhanced in response to the context of its setting.[146]

While bungalow courts were typically modest in design, courtyard apartments were marketed toward the more affluent middle to upper-middle-class residents.[147] The middle class in the Los Angeles region was growing during the 1920 and 1930s, due in part to a thriving economy with successful oil, film, and aviation industries. This increase in wealth led to more architect involvement in the development of multi-family housing.[148]

Many of the best examples of prewar courtyard apartments were designed by architects such as husband and wife Arthur and Nina Zwebell, and brothers F. Pierpont Davis and Walter Davis. These architects drew inspiration from the architecture of Spain, Italy, and the Middle East and thoughtfully incorporated amenities like integrated parking and unique separations between public, private, and urban space. Primary entrances to individual units were oriented toward central courtyards, which were enhanced by luxurious landscaping and water features such as fountains. The work of these architects was highly influential and continued to inform the design of courtyard housing through the 1930s as well as revivals of the property type in the late twentieth century.[149]

Villa d'Este (1355 Laurel Avenue), designed by the Davises, and La Ronda (1400 Havenhurst Drive), Patio del Moro (8255 Fountain Avenue), and Villa Primavera (1300 Harper Avenue), all designed by the Zwebells, are listed as contributors to the West Hollywood Courtyard Thematic District. La Ronda and Patio del Moro are also individually listed in the National Register, and Patio del Moro and Villa Primavera are listed in the National Register as contributors to the Harper Avenue Historic District.

In West Hollywood, concentrations of prewar courtyard apartments are found on north-south streets between Santa Monica and Sunset Boulevards notably along Harper and Laurel Avenues east of La Cienega Boulevard.

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[146] Polyzoides, 37-38.
[147] HRG, "Multi-Family Residential Development," 53.
[148] HRG, "Multi-Family Residential Development," 54-55.
[149] ARG, *R2, R3, R4 Multi Family Survey Report*, 43-44; HRG, "Multi-Family Residential Development," 54-55.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of Sherman/West Hollywood, and under Criterion C/3/A1 and A4 as a fully realized example of the property type. Simply being a courtyard apartment constructed during this period is not enough to justify significance. An eligible resource must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Courtyard Apartments
Sub-Theme:	Prewar Courtyard Apartments
Period of Significance:	1920-1945
Period of Significance Justification:	The period of significance begins in 1920 with the first wave of multi-family residential development and ends in 1945 when new architectural trends and building forms resulted in the construction of courtyard apartments different in character and style.
Character-Defining Features:	One or two buildings arranged around central courtyard O, U, or L-shaped buildings oriented toward interior of lot with minimal side and rear setbacks One to two stories in height Central or common entrance to property from street Primary entrances to individual units open on to exterior (no interior corridors) Common open space that is central focus of lot Common open space including designed landscape, may feature fountain or reflecting pool Larger examples may also include private patios and balconies Buildings often reflect Spanish Colonial Revival, Mediterranean Revival, and/or Middle Eastern architectural influences Parking at rear or occasionally below ground; separated from central courtyard
Eligibility Standards:	Date from the period of significance; and Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Be a fully realized example of the prewar courtyard property type in multiple aspects of the design (Criterion C/3/A1 or A4); and

	Retain the essential aspects of integrity.
Integrity Considerations:	Central or common entrance may be enclosed with security gate. Plant material for designed landscaping may have changed. Immediate setting within the property boundaries and relationship between indoor/outdoor space should remain intact; surrounding setting may have changed due to ongoing development. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Postwar Courtyard Apartments

The postwar courtyard apartment is an evolution of earlier courtyard housing types that emerged as courtyard site planning was incorporated into economical "stucco box" construction, along with detailing that reflected the stylistic preferences of the 1950s and 1960s.

Like its predecessor, the postwar courtyard apartment typically consisted of an O- or U-shaped building with individual units arranged around a centralized open space. Unit entrances were off exterior walkways that framed a central courtyard. Courtyards were often improved with amenities to attract renters, such as swimming pools and private balconies. While these buildings provided housing for recent arrivals to the area, they also embodied the casual "indoor-outdoor living" concept made possible by Southern California's climate and idealized in popular advertising of the era. Parking was typically at the rear of the property, below ground, or in soft-story open garages along the perimeter.

The postwar courtyard apartment is distinguished from the prewar counterpart by its relatively simple design that minimized construction costs. However, eye-catching elements inspired by Mid-Century Modern, California Ranch, and Polynesian—or Tiki—architecture were frequently applied to the exterior to attract potential tenants.[150] Like the stucco box/Dingbats, postwar courtyard apartments were often given names that would be displayed with stylized exterior signage on the street-facing elevation.

While the more distinctive examples were designed by architects such as Edward Fickett, most were builder designed.[151] Fickett was well-known for his designs of postwar tract homes in the 1940s and 1950s, but he also designed several apartment buildings in West Hollywood. These included the Sunset Patio Apartments (1949) at 1127 Horn Avenue and the Hollywood Riviera (1954) at 1400 Hayworth Avenue, both of which are individually listed as West Hollywood Cultural Resources. Many of Fickett's buildings were designed with a swimming pool at the center and included tropical plantings meant to evoke the relaxed yet lush atmosphere promised as part of the postwar California lifestyle.[152] The principles embodied in Fickett's designs were found applied to examples of the property types throughout West Hollywood that appear to be builder-designed, such as 1227 N. Harper Avenue. 1227 N. Harper Avenue was evaluated for this study and appears to be eligible for local listing (see **Survey Results**).

Examples of postwar courtyard apartments were identified throughout West Hollywood, with greater concentrations found north of Santa Monica Boulevard along north-south streets such as Havenhurst Drive and Hayworth Street.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of West Hollywood, and under Criterion C/3/A1 and A4 as a fully realized example of the property type. Simply being a

[150] HRG, "Multi-Family Residential Development," 58.
[151] HRG, "Multi-Family Residential Development," 58.
[152] Samudio and English, "Sunset Patio Apartments."

courtyard apartment constructed during this period is not enough to justify significance. An eligible resource or district must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Courtyard Apartments
Sub-Theme:	Postwar Courtyard Apartments
Period of Significance:	1945-1969
Period of Significance Justification:	The period of significance begins in the postwar construction boom of 1945 and ends in 1969, when new zoning restrictions and increasing costs began changing the characteristics of multi-family housing development.
Character-Defining Features:	Single building organized around central courtyard O or U-shaped building oriented toward interior of lot with minimal side and rear setbacks Central or common entrance to property from street Typically, two to three stories in height Primary entrances to individual units open on to exterior (no interior corridors) Common open space that is central focus of lot Common open space including designed landscape, often with swimming pool in center Integrated planters and landscaping with tropical plantings such as palms and bird of paradise Larger examples may also include private patios and balconies Building may reflect Mid-Century Modern, California Ranch, and/or Polynesian/Tiki architectural elements Building may include exterior signage with the name of the apartment (e.g., Hollywood Riviera) Parking separated from central courtyard at rear, below ground, or tucked under soft story at periphery
Eligibility Standards:	Date from the period of significance; and Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Be a fully realized example of the postwar courtyard property type in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.

Integrity Considerations:	Should retain original fenestration, cladding, and circulation patterns. Plant material for designed landscaping may have changed. Immediate setting within the property boundaries and relationship between indoor/outdoor space should remain intact; surrounding setting may have changed due to ongoing development. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Theme: Apartment Houses

Apartment houses are a versatile building type that was constructed throughout the twentieth century, ranging in size from a duplex to a multi-story apartment tower. The diversity within the property type reflects a variety of urban planning strategies to accommodate a changing population and range of lifestyles.

Sub-Theme: Duplexes and Fourplexes

Duplexes and fourplexes are among the simplest and earliest examples of an apartment house, emerging in the Los Angeles region around the turn of the twentieth century. Duplexes consisted of two individual units in one building. The units were arranged in a few ways, but most often, there were two single-story units arranged side-by-side with symmetrical plans and separate entrances on the primary facade. Another popular form of duplex incorporated a unit on the ground floor with another on the second floor accessed by a set of exterior stairs.[153] Todd Gish describes different terms used to refer to these different configurations, including "double bungalow" for two single-story units arranged side-by-side, "two-flat" for a two-story building with a unit on each floor, and "double house" for two two-story units arranged side-by-side, though this latter type was more rare.[154] "Triplexes" with three units exist, but were less common than two or four units.[155]

Fourplexes incorporated four units into a single building. The most common arrangement was a stacked, symmetrical configuration with two units on each floor of a two-story building and multiple individual entrances within a single porch or entryway. These property types were numerous enough in the Los Angeles area that the term "flat" became synonymous with a fourplex.[156] Duplexes and fourplexes were unified and differentiated from other apartment house types by their lack of common interior circulation space.[157]

In the early twentieth century, the prevailing attitude was that the single-family residence was the ideal, and apartment buildings were considered detrimental to a neighborhood's appearance and property values.[158] Duplexes and fourplexes, however, easily blended into low-density neighborhoods and created multiple housing units on individual lots, while remaining similar in size, scale, and massing to a single-family residence. Contemporary accounts praised the fourplex for its ability to blend in, and some municipalities went so far as to require the appearance of a single-family building, which may have influenced the evolution of the building form.[159] Duplexes, fourplexes, and bungalow courts were the dominant forms of multi-family construction through the 1930s.[160]

Architectural styles and features for single-family residences could be easily adapted to the duplex or fourplex, resulting in numerous examples in the Craftsman and Period Revival styles. While early

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[153] ARG, *R2, R3, R4 Multi Family Survey Report*, 41; HRG, "Multi-Family Residential Development," 8, 24-25.
[154] Gish, "Building Los Angeles," 89.
[155] HRG, "Multi-Family Residential Development," 36.
[156] Gish, "Building Los Angeles," 91.
[157] HRG, *R2, R3, R4 Multi Family Survey Report,* 42.
[158] HRG, "Multi-Family Residential Development," 25; Chattel, *Hollywood Redevelopment Project Area*, 44.
[159] Gish, "Building Los Angeles," 93.
[160] Gish, "Building Los Angeles," 185.

examples would have been more modest in design, architecturally distinctive duplexes and fourplexes were fashionable during the 1920s and 1930s.[161]

In West Hollywood, there is a notable concentration of smaller-scale apartment houses designed in the Spanish Colonial Revival style along Vista Street. This property type is scattered throughout West Hollywood, often in areas initially developed with single-family residences.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of Sherman/West Hollywood. Though resources dating to the earliest periods of development in Sherman/West Hollywood are extremely rare, simply being an apartment house constructed during this period is not enough to justify significance. An eligible resource must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Apartment Houses
Sub-Theme:	Duplexes and Fourplexes
Period of Significance:	1920-1945
Period of Significance Justification:	The period of significance coincides with the population boom in the West Hollywood area and ends with the conclusion of World War II, after which the primary focus of multi-family construction was on efficiency and maximum density.
Character-Defining Features:	Single building with two or four units, or less commonly, three units Usually situated near front of lot and oriented toward street One to two stories in height Similar in size, scale, and massing to single-family residence Primary entrances to individual units on building exterior Early examples are often vernacular in design and may not exhibit features of particular architectural style Larger examples may possess Craftsman, American Colonial Revival, Spanish Colonial Revival, or Tudor Revival architectural elements May share lot with detached garage at rear
Eligibility Standards:	Date from the period of significance; and

[161] Gish, "Building Los Angeles," 89.

	Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Retain the essential aspects of integrity.
Integrity Considerations:	Immediate setting within the property boundaries, including the relationship between the building and the site should remain intact; surrounding setting may have changed due to ongoing development. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Prewar Apartment Houses

During the 1920s, West Hollywood became a desirable and fashionable place to live. Positioned between Beverly Hills and the movie studios of Hollywood proper (in the City of Los Angeles), the community attracted many film industry professionals and stars. Higher density luxury construction became a priority for developers, and several extravagant prewar apartment houses were constructed to fill this need.[162] Prewar apartment houses were designed to maximize rentable space on a lot, often with an I or L-shaped plan and were anywhere from two to six stories in height. Architectural detailing was concentrated on the most visible elevations, while rear or secondary elevations were left relatively plain. The detailing incorporated elements of many Period Revival styles, including Spanish Colonial Revival and Mediterranean Revival. Although comparatively rare in other property types, the Chateauesque and French Revival styles were particularly well-suited for the blocky massing of the prewar apartment house property type and well-received by West Hollywood's residents, resulting in a high concentration of French-inspired buildings with turrets in West Hollywood.[163]

The owners and operators of prewar apartment houses tried to attract tenants in several ways. Architectural styling, landscaping, signage, and a unique name—such as La Fontaine or Beau Sejour—were used to set a building apart from its competitors. Prewar apartment house tenants were also offered some communal amenities and services, such as house cleaning and laundry services.[164] While the tenants and marketing were similar, prewar apartment houses differed from prewar courtyard apartments by offering more privacy and almost no communal outdoor space apart from exterior circulation. Units might be accessed from a central stair or small interior hallway, which would in turn be accessed by at least one exterior entrance.

Prewar apartment houses are found throughout West Hollywood but are especially concentrated along Fountain Avenue and the adjacent blocks of north-south streets.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of Sherman/West Hollywood. Though resources dating to the earliest periods of development in Sherman/West Hollywood are extremely rare, simply being an apartment house constructed during this period is not enough to justify significance. An eligible resource must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

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[162] David Amorena, "West Hollywood Fountain Thematic Grouping," California Department of Parks and Recreation Form Set, City of West Hollywood, California, December 1987, 1-2.
[163] Chattel, *Hollywood Redevelopment Project Area*, 40-41; ARG, *R2, R3, R4 Multi Family Survey Report*, 51.
[164] Chattel, *Hollywood Redevelopment Project Area*, 37, 40-41.

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Apartment Houses
Sub-Theme:	Prewar Apartment Houses
Period of Significance:	1920-1945
Period of Significance Justification:	The period of significance coincides with the population boom in the West Hollywood area and ends with the conclusion of World War II, after which the primary focus of multi-family construction was on maximum density.
Character-Defining Features (Type A):	Single building with five or more units Rectangular or I-shaped building oriented toward the street Designed to maximize lot coverage Under six stories in height Central or common entrance to the property from the street Primary entrances to individual units accessed from interior corridors Architectural detailing, often Period Revival, concentrated on street-facing facades(s) Parking at the rear or occasionally below ground
Character-Defining Features (Type B):	Single building with five or more units L-shaped building usually oriented toward interior of lot Under six stories in height Primary entrances to individual units open on to exterior (no interior corridors) Landscaped open space but not central focus of lot Architectural detailing, often Period Revival, concentrated on street-facing facades(s) Parking at rear or occasionally below ground
Eligibility Standards:	Date from the period of significance; and Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain architectural detailing. Immediate setting within the property boundaries, including the relationship between the building and the site should remain intact; surrounding setting may have changed due to ongoing development. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Stucco Boxes/Dingbats

The stucco box or Dingbat is a multi-family property type constructed after World War II and into the early 1960s. The stucco box/Dingbat was two stories in height, developed over the full depth of the site, built of wood, and clad in stucco.[165] The most distinctive features were the grade-level parking spaces in recessed carports under the building on the front, side, or rear facades, and the prominent signage and lighting on the primary facade.[166] The term Dingbat for the building type was popularized by Reyner Banham, as many of the symbols used for signage often resembled ornamental glyphs in typesetting called "dingbats." The inclusion of parking under residential units—a "soft-story" or "tuck under" parking—was a solution that allowed developers to meet off-street parking requirements through the 1960s.[167]

The stucco box/Dingbat was typically used for infill construction in single-family neighborhoods rezoned for multi-family development. The building's footprint extended to fill the lot, with a minimum setbacks or outdoor space. This type of apartment building could be constructed quickly, at low cost, and with a maximum number of units on a small lot, thereby optimizing a developer's return on investment. The simple multi-family buildings were built quickly and efficiently using inexpensive materials and construction techniques.[168] The popularity of the property type was brief. By the end of the mid-1960s, new parking regulations increased the number of required off-street spaces per unit.[169] The ratio of parking spaces to apartment units could no longer be accommodated on a lot initially sized for single-family development.[170]

Early examples of the property type were constructed by developers who employed well-known architects, such as Jack Chernoff and Kenneth L. Lind, who became well-versed in the property type's economy of design. One such example is the "Riviera" at 1035 Sierra Bonita Avenue. This one-story apartment building over ground floor parking was constructed from 1956-1957 by Glassman, Singer, and Ecker, and designed by architect John Day.[171] Its design interest comes from the incorporation of a shadowbox that encloses the entire façade.

Though decoration was sparse to minimize cost, stucco boxes/Dingbats sometimes featured accent cladding, such as stone veneer or wood panels, and applied signage, which usually consisted of the name of the building in prominent script across the street-facing elevation.[172] Stucco boxes/Dingbats typically followed the most economical elements of Mid-Century Modern design but are not significant examples of the architectural style.

As a form of infill construction, stucco boxes/Dingbats are generally distributed throughout West Hollywood. They are scattered throughout neighborhoods where they replaced older single-family

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[165] Reyner Banham, *Los Angeles: The Architecture of Four Ecologies*, (London: The Penguin Press, 1971), 175, qtd. in HRG, "Multi-Family Residential Development," 71.
[166] Treffers, "The Dingbat Apartment," 3.
[167] HRG, "Multi-Family Residential Development," 73.
[168] HRG, "Multi-Family Residential Development," 71-72.
[169] HRG, "Multi-Family Residential Development," 76.
[170] Treffers, "The Dingbat Apartment," 13.
[171] Chase, *Glitter, Stucco & Dumpster Diving*, 16.
[172] For a complete discussion of the Dingbat apartment, see Treffers, "The Dingbat Apartment."

residences or apartments of the 1920s and 1930s with fewer rentable units. Concentrations were observed on north-south streets south of Melrose Avenue such as Flores Street.

In West Hollywood and surrounding cities, no known examples of stucco boxes/Dingbats have been designated, likely due in part to their abundance and lack of architectural distinction. Additionally, the soft-story parking makes stucco boxes/Dingbats highly susceptible to earthquake damage. Many cities, including West Hollywood, have adopted mandatory retrofit ordinances to increase the safety of these ubiquitous buildings.[173] The alterations required by the retrofit ordinances alter the appearance of the soft-story parking, which is one of the property type's most characteristic features; however, these necessary modifications may not diminish integrity provided that the original supports/pilotis are visible.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of West Hollywood. Simply being an apartment house constructed during this period is not enough to justify significance. An eligible resource or district must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Stucco boxes/Dingbats are unlikely to be a fully realized example of an architectural style under Criterion C/3/A1 or A4.

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Apartment Houses
Sub-Theme:	Stucco Boxes/Dingbats
Period of Significance:	1945-1962
Period of Significance Justification:	The period of significance begins as rapid construction initiated to address the postwar housing shortage and ends in the mid-1960s when zoning changes limited the effectiveness of soft stories as an economical off-street parking solution.
Character-Defining Features:	Boxy massing designed to maximize lot coverage Two to three stories in height "Soft-story" parking recessed under residential space Flat or low-pitched roof Stucco cladding over wood-frame construction Primary entrances to individual units accessed from exterior corridors and staircases Aluminum frame windows flush against walls Applied decoration including stone veneer, tile, or wood panels

[173] "WEHO Seismic Retrofit Program," City of West Hollywood, accessed February 2024, https://www.weho.org/city-government/city-departments/community-development-department/building-and-safety/seismic-retrofit.

	Distinctive, flamboyant signage and/or lighting on primary facade Decoration often includes abstract geometric forms, starbursts, or diamonds (i.e., dingbats) Often includes the building's name on street-facing facade in large script May be accentuated with tropical or drought-tolerant landscaping in the side yards
Eligibility Standards:	Due to their simplicity and ubiquity, an individual property must be an early, rare, and/or excellent example of the type, possessing quality of design and most, if not all, the character-defining features; and Date from the period of significance; and Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Retain the essential aspects of integrity. A contiguous district or grouping must also be historically or aesthetically unified, such as a series of intact dingbats in a similar design and/or constructed by the same builder/developer.
Integrity Considerations:	Due to their simplicity and ubiquity, a high level of integrity is required for eligibility. City of West Hollywood Ordinance 17-1004 requires soft stories to be retrofitted to prevent poor performance in the event of an earthquake.[174] Modifications to recessed soft-story parking may not diminish the integrity of stucco boxes to the degree that the building no longer conveys significance, provided that the original supports/pilotis are extant. Signage must be original and intact. Immediate setting within the property boundaries, including the relationship between the building and the site, should remain intact; surrounding setting may have changed due to ongoing development. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3.

[174] "Seismic Retrofit Program," City of West Hollywood.

Sub-Theme: Postwar Apartment Houses

In the decades after World War II, there were a number of nationwide social, economic, and demographic shifts that continued to drive up demand for multi-family housing. Factors such as increased independence for women, rising divorce rates, better wages, as well as improved health outcomes and retirement benefits, led to an increase in the number of people living alone or among non-family peers—such as young professionals with roommates or active retirees in a senior community. While many people rented during this era because they were priced out of purchasing a home, these emerging "lifestyle groups" created new markets for multi-family housing that catered to them.[175] At the same time, there was a growing cultural preference for the privacy and comfort of larger, more well-appointed interiors and convenient locations over the status symbol of a house with a yard.[176]

The established trend toward increased density in multi-family housing continued as courtyard apartments and stucco boxes gave way to larger, mid-rise apartment houses. At this height and scale, developers could leverage the economy of wood frame and stucco construction while incorporating upscale amenities such as private balconies and elevators and more variety in unit types and sizes.[177] Units with *en suite* bathrooms for each bedroom, for example, worked well for young professionals living together as roommates.[178] As air conditioning technology improved, landscaped courtyards and exterior circulation were eliminated in favor of fully interior, double-loaded corridors, and parking minimums were met with subterranean garages or podium parking levels. Like their stucco box predecessors, architectural embellishment was often limited, though some designs incorporated features drawn from popular styles of the era, such as Mid-Century Modern and Late Modern, helping to convey a sense of luxury and up-to-date convenience.[179]

During the 1960s and 1970s, subtypes of the postwar apartment house began to emerge through new configurations of multi-family units. Attached multi-story town houses, harkening back to the concept of the bungalow court, offered greater "individuality and privacy" for each unit.[180] Another variation was the complex of "clusters," in which smaller groupings of units housed in multiple buildings were

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[175] Matthew Gordon Lasner, "The Complex: Social Difference and the Suburban Apartment in Postwar America," in *Making Suburbia: New Histories of Everyday America,* eds. John Archer, Paul J.P. Sandul, and Katherine Solumson (Minneapolis: University of Minnesota Press, 2015), 343-350; Matthew Gordon Lasner, "Multifamily Private Housing Since World War II," in *Society of Architectural Historians Archipedia*, eds. Gabrielle Esperdy and Karen Kingsley (Charlottesville, VA: University of Virginia Press, 2012), accessed March 2023, https://sah-archipedia.org/essays/TH-01-ART-005; Andrew Hope, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (Sacramento: California Department of Transportation Cultural Studies Office, 2011), 52, accessed April 2023, https://planning.lacity.org/odocument/7b3709a9-42d8-44ad-ac78-0bcf7fd70312/TractHousinginCalifornia_1945-1973.pdf.

[176] Lasner, "Multifamily Private Housing."

[177] Lasner, "Multifamily Private Housing."

[178] Lasner, "The Complex," 355-356.

[179] Lasner, "Multifamily Private Housing."

[180] Town houses are also similar to another property type: the row house. However, row houses are uncommon in Southern California, and are more closely associated with regions such as the East Coast and Midwest that experienced periods of high-density development earlier than the Los Angeles area. McAlester, 60-63; Lasner, "The Complex," 354-355.

arranged on a large lot and connected by pedestrian paths.[181] These complexes typically included ample open space and shared recreational facilities such as pools and tennis courts.[182]

Many postwar apartment and condominium building designs were influenced by Sea Ranch, a community in Sonoma County consisting primarily of vacation homes. Landscape architect Lawrence Halprin was responsible for the overall site planning, and the architectural firm of MLTW designed the first buildings, including Condominium Building One and an athletic center. Sea Ranch buildings are characterized by multiple shed-roof volumes, stained wood shingles or siding, and irregularly arranged single-light windows that vary in size and proportion. By the mid-1970s, these elements were widely recognized as a new domestic architectural style, known as the Sea Ranch style or Shed style.[183]

In West Hollywood, postwar apartment houses were constructed throughout the city as infill development. They occupy multiple individual lots along one side of a street, but occasionally span a block between two streets. Examples are generally concentrated on the west side of the city, including N. Kings Road and West Knoll Drive.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of West Hollywood. Simply being an apartment house constructed during this period is not enough to justify significance. An eligible resource must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Apartment Houses
Sub-Theme:	Postwar Apartment Houses
Period of Significance:	1963-1980
Period of Significance Justification:	The construction of larger, mid-rise apartment houses became more common in the mid-1960s when zoning changes curtailed smaller-scale stucco box construction. The property type continued to evolve into new forms through the late 1970s.
Character-Defining Features (Type A):	Generally rectangular in plan, often with one or more light wells Boxy massing designed to maximize lot coverage Under six stories in height Central or common entrance to property from street Primary entrances to individual units accessed from interior corridors

[181] Lasner, "The Complex," 354-355.
[182] Hope, *Tract Housing in California, 1945-1973*, 53.
[183] Hope, *Tract Housing in California, 1945-1973,* 92-93.

	May include shared amenities such as swimming pool in larger light well Balconies on street-facing facades and light wells with fully glazed, sliding doors Architectural detailing, often Mid-Century Modern or Late Modern, concentrated on street-facing facades(s) Set on a raised podium above subterranean parking May have been constructed as a condominium
Character-Defining Features (Type B):	Building with modular massing forming distinct volumes for individual units. Larger examples may comprise a complex of several buildings Individual units may be one-story flats accessed from interior corridors or multi-story townhouses with separate exterior entrances. Larger examples may include shared amenities such as swimming pool, tennis courts, and open space Balconies with fully glazed, sliding doors May exhibit Sea Ranch influences, such as single-plane shed roofs and exteriors clad in wood shingles or siding Set on a raised podium above subterranean parking May have been constructed as a condominium
Eligibility Standards:	Date from the period of significance; and Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Retain the essential aspects of integrity.
Integrity Considerations:	Due to their typical simplicity of design, minimal alterations are required for eligibility. Should retain architectural detailing. Immediate setting within the property boundaries, including the relationship between the building and the site should remain intact; surrounding setting may have changed due to ongoing development. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Theme: Apartment Towers

Apartment towers are a building type that maximized density with added height. In West Hollywood, these towers were typically concentrated on major thoroughfares and geared toward affluent residents, incorporating the latest conveniences and luxury amenities. In the prewar period, the fashionable styles of the era were fully realized on the extended vertical massing by accomplished architects, resulting in some of the most iconic buildings in the city.

Sub-Theme: Prewar Apartment Towers

Apartment towers share many characteristics with apartment houses but are considerably taller and more vertical in their massing. Although much taller than other residential building types, apartment towers did not exceed 13 stories, due to the height limit on construction that was enforced before 1952.[184]

Like apartment houses, apartment towers were marketed toward more affluent tenants. Elaborate facades were designed in popular architectural styles by prominent architects, such as Leland Bryant. Bryant designed the Sunset Tower (8358 Sunset Boulevard) and Colonial House (1416 Havenhurst Drive) apartment towers, both of which are individually listed in the National Register. Period Revival styles were commonly used, and the fashionable prewar Art Deco style paired well with the building form. Apartment towers were often given romantic names that corresponded with their architectural style, such as "El Mirador," bestowed to an ornate Spanish Colonial Revival building, a designated West Hollywood Cultural Resource located at 1302 Sweetzer Avenue.[185]

The characteristics and function of apartment towers were comparable to a hotel, with many offering fully furnished units and services such as laundry, housekeeping, and meals.[186] Several apartment towers have been converted to hotel use over time, including Sunset Tower. The units themselves were well-appointed with features like walk-in closets, fireplaces, built-in cabinets, and up-to-date amenities of the era, such as telephone jacks. As with apartment houses, the privacy, luxury, and convenient location of apartment towers in West Hollywood attracted high-profile residents including actors and actresses such as Clark Gable and Bette Davis.[187] Other common features found across the property type include raised terraces and subterranean parking garages.[188]

Apartment towers are typically found along major thoroughfares in West Hollywood, including Sunset Boulevard and Fountain Avenue. Few, if any, apartment towers of this kind were constructed in West

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[184] Sharon E. Fay," City Dwellers Have Hi-ho Time in City," *Los Angeles Times*, April 28, 1968, J1.
[185] Amorena, "West Hollywood Fountain Thematic Grouping," 3-4.
[186] ARG, GPA, and HRG, *Historic Resources Survey Report: Hollywood Redevelopment Plan Area* (Community Redevelopment Agency of the City of Los Angeles, January 2020), 21, accessed March 2023, https://planning.lacity.org/odocument/74350ef7-7041-4c77-b5bb-6e3ca4e77dac/HollywoodRDP_HistoricResourcesSurveyReport_REV013020.pdf.
[187] Roger G. Hatheway, "Sunset Towers," National Register of Historic Places Nomination Form, Los Angeles County, May 30, 1980, accessed April 2023, https://catalog.archives.gov/id/123859566; Zachary Means and C. Johnson, "Colonial House," National Register of Historic Places Nomination Form, 1416 N. Havenhurst Homeowners, Los Angeles County, April 15, 1982, accessed April 2023, https://catalog.archives.gov/id/123859566.
[188] Amorena, "West Hollywood Fountain Thematic Grouping," 3-4.

Hollywood after the onset of the Great Depression.[189] No examples of apartment towers in addition to those previously identified were encountered during the survey update.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of Sherman/West Hollywood. Though resources dating to the earliest periods of development in Sherman/West Hollywood are extremely rare, simply being an apartment house constructed during this period is not enough to justify significance. An eligible resource must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Apartment Towers
Sub-Theme:	Prewar Apartment Towers
Period of Significance:	1929-1935
Period of Significance Justification:	The period of significance coincides with the construction dates of identified examples of apartment towers in West Hollywood. Known examples date from the late 1920s to the early 1930s.
Character-Defining Features:	I, L, and U-shaped building oriented toward street Designed to maximize lot coverage Six to 13 stories in height Central or common entrance to property from street Primary entrances to individual units accessed from interior corridors Architectural detailing, often Period Revival, on all four facades due to visibility of tower from multiple vantage points May have rooftop signage May have raised terrace or podium-like feature May have subterranean parking
Eligibility Standards:	Date from the period of significance; and Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Retain the essential aspects of integrity.

[189] Means and Johnson, "Colonial House."

Integrity Considerations:	Use may have changed, particularly to hotel. Should retain architectural detailing. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: High-Rise Apartment Towers

High-rise apartment towers were constructed in the 1960s and 1970s as a way to maximize available land, especially in areas such as West Hollywood where buildable land was scarce. High-rise apartment towers were first constructed after 1956 when voters rescinded the County's 13-story height limit for residential buildings.[190] After the repeal of the height limit ordinance, the County and present-day West Hollywood saw a burst of high-rise construction. Similar patterns were established in nearby cities, including Los Angeles, which eliminated its 13-story height limit in 1958.[191]

High-rise apartment towers are not an especially prevalent property type in West Hollywood. Examples were identified along Sunset Boulevard and Doheny Road on the west side of the city, along the border with Beverly Hills. During these decades, high-rise apartment tower construction occurred as part of a wave of development along and near Sunset Boulevard that also included high-rise office buildings. Although they were constructed and marketed as luxury rentals, the high-rise apartment towers in West Hollywood tend to be less architecturally distinct than their prewar counterparts. The designs typically incorporate clean, geometric lines and materials such as brick and concrete that create smooth, uninterrupted surfaces.

High-rise apartment towers in West Hollywood include the building at 838 Doheny Road, which was designed by Victor Gruen Associates in 1961. The 14-story building included two levels of parking and a swimming pool, as well as air conditioning and private balconies for each soundproofed unit. The units averaged 1,600 square feet with larger units on the upper floors. Contemporary accounts also describe numerous additional amenities, including a doorman, valet car service, porters, and maid service.[192] It was converted from apartments to condominiums by the late 1970s. Another example is Sierra Towers, a 31-story building located at 9255 Doheny Road. Sierra Towers was designed by Jack A. Charney and opened to tenants in 1966. It was the tallest apartment building in the Los Angeles area at the time.[193] The first six floors were dedicated to parking and recreational amenities, including a pool and a landscaped deck. This increased the height of the residential floors and enhanced the view from the units. The tower included nearly 150 one-, two-, and three-bedroom units, along with two large penthouses on the top floor.[194] It was converted to condominiums in 1974.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion A/1/A3 for representing residential and cultural development patterns that comprised the growth of West Hollywood. Simply being an apartment house constructed during this period is not enough to justify significance. An eligible resource must have been important in the residential or cultural development of the city, consistent with the eligibility requirements outlined in this section.

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[190] Fay, "City Dwellers Have Hi-ho Time in City."
[191] HRG, "Multi-Family Residential Development," 22.
[192] "$4 Million Dollar Apartment Building Under Way," *Los Angeles Times,* August 21, 1960, L10.
[193] "People, Pride, Products: Sierra Tower," (Ad) *Los Angeles Times,* February 27, 1966; "Sierra Towers Salutes Area With Light," *Los Angeles Times*, June 19, 1966, M6.
[194] "Location of Complex Wins Praise," *Los Angeles Evening Citizen News*, April 23, 1966, 11.

Properties eligible under this theme may also be significant as a fully realized example of an architectural style, displaying the primary character-defining features of the style in multiple aspects of the design under Criterion C/3/A1 or A4 (see **Context: Residential Architectural Styles in West Hollywood**).

Context:	Multi-Family Residential Development in West Hollywood, 1895-1984
Theme:	Apartment Towers
Sub-Theme:	High-Rise Apartment Towers
Period of Significance:	1956-1980
Period of Significance Justification:	The construction of high-rise apartment towers began after the repeal of the 13-story height limit ordinance in 1956 and continued into the 1970s.
Character-Defining Features:	Tall rectangular massing Designed to maximize lot coverage At least 13 stories in height Tall rectangular massing All facades similar in design due to high visibility of tower from multiple vantage points Often have horizontal design features such as recessed balconies delineating each floor Central or common entrance to property from street Primary entrances to individual units accessed from interior corridors May include subterranean or semi-subterranean parking May include shared amenities such as pools on one or more floors
Eligibility Standards:	Date from the period of significance; and Be emblematic of or constructed directly in response to the cultural and residential development patterns that comprised the growth of Sherman/West Hollywood (Criterion A/1/A3); and Retain the essential aspects of integrity.
Integrity Considerations:	Due to their typical simplicity of design, minimal alterations are required for eligibility. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Context: Residential Architectural Styles in West Hollywood

The following context and themes describe architectural styles found across West Hollywood's single- and multi-family residential properties. They are arranged roughly in chronological order reflecting when the styles were developed in the city.[195] Please note that this context is not a comprehensive architectural history of the city; rather, it addresses those styles that are represented by the extant building stock encountered in the survey area. As such, certain early or intervening styles within the broader architectural history of the city or region may not be described herein.

Theme: Vernacular Cottages

In the Los Angeles region, early residential development during the late nineteenth and early twentieth centuries for the working and middle class typically consisted of compact, detached homes on their own lots. Several factors made homeownership a more attainable reality for many families, including advancements in construction technology like balloon framing and milling machines, the publication of pattern books and mail-order catalogs, railroad shipping capabilities for building materials, and large swaths of available land. A standardized one-story house type described as a vernacular cottage began to emerge in the late 1800s. Vernacular cottages were characterized by their efficiency of construction and simplicity of design, and the most basic examples were largely unadorned. However, the standardized form and features allowed for a wide range of customization. Features borrowed from popular styles of the era such as Queen Anne, Eastlake, and Neoclassical, were applied, particularly around the porch, to add visual interest. The type receded from popularity at the onset of the Arts and Crafts movement, when Craftsman became the dominant style for domestic architecture.[196]

In West Hollywood, there are several examples of Vernacular Cottages in the vicinity of the original townsite of Sherman (near the present-day intersection of Santa Monica and San Vicente Boulevards), many of which are locally designated as contributors to the local Old Sherman Thematic Grouping. One of these contributors, 849 San Vicente Boulevard (see **Figure 14**, on the following page) possesses a hipped roof with a front-facing gable over a tripartite bay, a recessed partial-width porch, double-hung wood windows, and simple milled ornamentation.

[195] As a center of creative culture, very early and experimental examples of styles were applied to residences in West Hollywood. This is particularly true of Modernism in the homes of emigres along North Kings Road in the 1920s.

[196] GPA, "Architecture and Engineering: 1850-1980, Late 19th and Early 20th Century Residential Architecture, 1885-1910," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, July 2019), 30-34, accessed April 2023, https://planning.lacity.org/odocument/1481fba6-c496-495c-804e-c56fd98b7f48/Late19thandEarly20thCenturyResidentialArchitecture_1885-1910.pdf.



Figure 14: 849 San Vicente Boulevard, 2020. This building is a designated example of a Vernacular Cottage in the City of West Hollywood. It is listed locally as a contributor to the Old Sherman Thematic Grouping (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Vernacular Cottage style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section.

Properties eligible under this theme may also be significant for representing the earliest phase of residential development in Sherman/West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Vernacular Cottages
Period of Significance:	1898-1909
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.
Character-Defining Features:	One story height Simple rectangular, square, or L-shaped plans

	Gabled or hipped roof forms, often with a dormer Boxed eaves Wood clapboard exterior cladding Full or partial width porch, typically recessed and supported by turned posts or square columns Double-hung wood windows Tripartite canted bays Applied ornamentation, particularly around the porch
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Vernacular Cottage style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Pre-1920 single-family residences are rare in West Hollywood; as such, a greater degree of alterations may be acceptable, such as replacement windows within original openings. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Theme: Craftsman

The Craftsman style was derived from the Arts and Crafts movement that began in the United Kingdom at the end of the nineteenth century. The movement responded to rapid industrialization by celebrating "the supposed simplicity of a pre-industrial time when objects revealed the skill and craftsmanship of the laborer."[197] The movement emphasized the use of handcrafted, natural materials, and the harmony of the built environment with nature. The Craftsman style that emerged is distinguished by forms and materials that reflect this movement through the abundant use of natural stone and wood as well as exposed and decorative structural elements, such as rafter tails and braced supports in gables, which reveal how a building is assembled.

Though found nationwide, the Craftsman style in America achieved prominence first in Southern California through the work of architects Charles and Henry Greene of Pasadena. The Greene brothers applied the tenets of the Arts and Crafts movement as well as influences from other sources, including Japanese architectural tradition. Their designs were widely published in books and magazines, and the aesthetics of their work, as well as that of other architects at the time, were applied prolifically to one-story bungalows constructed in the first decades of the twentieth century. Craftsman was the dominant style for smaller houses built throughout the United States from about 1905 to the early 1920s.[198] The style was applied to both single-family houses and multi-family residences, such as bungalow courts, duplexes, and fourplexes.

While some examples of Craftsman architecture in West Hollywood were custom designed by architects, most were selected from plan books or catalogs and were constructed by contractors or assembled from prefabricated pieces. Examples in West Hollywood are typically not the architect-designed expressions found in other areas of Southern California. The Craftsman style was the dominant style for smaller residential buildings during the earliest period of residential development in Sherman and West Hollywood. Examples of the Craftsman style in West Hollywood typically consist of single-family residences, duplexes, or fourplexes. The single-family residences sometimes have a secondary, detached dwelling unit on the same parcel. Materials and patterns for Craftsman bungalow courts, duplexes, and fourplexes were as readily available as those for single-family residential buildings.

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[197] Teresa Grimes, "Architecture and Engineering: 1850-1980, Arts and Crafts Movement, 1895-1930," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, June 2016), 12, accessed April 2023, https://planning.lacity.org/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf.

[198] Virginia Savage McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 208), 568.



Figure 15: 980 Palm Avenue, 2020. This building is a designated example of the Craftsman style in the City of West Hollywood. It is listed locally as a contributor to the West Hollywood Craftsman Thematic District (Tony Coelho, City of West Hollywood).

Residential buildings in the Craftsman style reflect some of the earliest periods of residential development in West Hollywood. Geographically, the Craftsman style is found both in the western portion of West Hollywood, in what was the town of Sherman, and the eastern side of the city adjacent to Hollywood. These buildings are generally along blocks with residential buildings reflecting multiple periods of residential development in the city's history. Examples include the duplexes at 980-988 Palm Avenue (a contributor to the Craftsman Thematic District, see **Figure 15**, above**,** and 1019-1021 San Vicente Boulevard, which also displays influences of the American Colonial Revival style.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Craftsman style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing the earliest phase of residential development in Sherman/West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Craftsman
Period of Significance:	1909-1931
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.
Character-Defining Features:	One or two stories in height Irregular massing with horizontal orientation Low-pitched gabled roof forms Wide overhanging eaves with exposed rafter tails, knee braces, or king posts Wood shingle exterior cladding, less commonly wood clapboard siding or stucco Full or half-width entry porches, often with square or battered columns; sometimes second-story sleeping porches on larger, two-story residences Casement or double-hung wood windows, often situated in groups Emphasis on the use of natural materials for chimneys, columns, retaining walls, and landscape features, when present[199]
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Craftsman style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Pre-1920 single-family residences are rare in West Hollywood; as such, a greater degree of alterations may be acceptable, such as replacement windows within original openings. Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

[199] Grimes, "Arts and Crafts Movement, 1895-1930," 20.

Theme: Period Revival Styles

A series of styles collectively referred to as Period Revival became widely popular in Southern California in the 1920s and 1930s. Revivals of historically inspired forms, materials, and decorative elements had been common since the onset of the Industrial Revolution and continued throughout the nineteenth century.

Following World War I, a variety of factors contributed to the popularity of Period Revival styles. The styles were nostalgic, and architects and builders used these styles to establish a somewhat false sense of history in the Los Angeles region. As in the nineteenth century, many of these styles became widespread through the publication of examples in magazines and journals, and their replication became more feasible and affordable with construction techniques like veneering.[200]

During this era, Period Revival architecture evolved into a free, eclectic collection of styles embodying the fantasy, creativity, industry, and use of style as salesmanship. A mix of Period Revival styles were used for housing, lending architectural variety to West Hollywood's evolving residential landscape.

Sub-Theme: Spanish Colonial Revival

Like many of the Period Revival styles, Spanish Colonial Revival borrowed and mixed elements from different historical styles. It could incorporate elements from Moorish, Renaissance, and Byzantine architecture, among others. Interest in the style originated when an interpretation of Churrigueresque, a highly decorative variation of seventeenth-century Spanish Baroque architecture, was used for the buildings at the Panama-California Exposition held in San Diego in 1915. The Exposition's buildings, designed by architect Bertram Grosvenor Goodhue, were inspired by the churches and residential architecture of seventeenth- and eighteenth-century Spain and Italy as well as the missions and colonial architecture of Mexico and Southern California.[201]

The Spanish Colonial Revival style became part of the fantasy of Southern California as a cultural and climate oasis distinct from the eastern United States. During the early twentieth century, boosters, architects, and railroad companies promoted Southern California as a romanticized outpost of Spain in North America. Promoters used the area's climate, agricultural economy based on citrus, and idyllic landscapes to craft an image of the region as a Mediterranean oasis. Spanish architecture was employed as an expression of the area's cultural roots. The popularity of stucco-clad buildings with clay tile roofs was also practical in a region without vast supplies of lumber.

The style can be found in cities and communities throughout Southern California. Following the Exposition, central areas of cities such as Santa Barbara and San Clemente, were developed exclusively with Spanish Colonial Revival style buildings through design guidelines that promoted the style. The Spanish Colonial Revival style as it appears in West Hollywood's residential architecture was influenced by the architecture of rural Spain, most notably Andalusia, and colonial Mexico. These

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[200] Merry Ovnick, *Los Angeles: The End of the Rainbow* (Los Angeles, CA: Balcony Press, 1994), 170; McAlester, 407.

[201] Richard W. Amero, "The Making of the Panama-California Exposition, 1909-1915," *The Journal of San Diego History* 36, 1 (Winter 1990), accessed April 2023, https://sandiegohistory.org/archives/amero/1915expo/.

buildings, much simpler in form than the exuberant Churrigueresque designs of Goodhue, were some of the best residential examples of the style as it was used throughout Southern California.[202]

The popularity of the Spanish Colonial Revival style coincided with a period of widespread multi-family residential development in the City of West Hollywood. The Spanish Colonial Revival style was applied to a range of buildings from bungalow courts to luxury apartment houses. Both simple and elaborate examples of this style dating from the 1920s and 1930s can be found throughout West Hollywood.[203]



Figure 16: 1230-32 Flores Street, 2015. This building is a designated example of the Spanish Colonial Revival style in West Hollywood. It is listed locally as a contributor to the Courtyard Thematic District (Tony Coelho, City of West Hollywood).

Designated examples include the one- and two-story courtyard at 1230-32 Flores Street constructed in 1928 (see **Figure 16**, above) and Villa Primavera (1300-08 Harper Avenue), a one-story courtyard building constructed in 1923.

A concentration of more elaborate examples of the style can be found in the Harper Avenue Historic District, which is also listed in the National Register of Historic Places. This concentration of luxury apartment houses in courtyard forms embody the distinctive characteristics of the Spanish Colonial Revival style. Buildings articulated in the Spanish Colonial Revival style include Casa Granada (1334 Harper Avenue), El Pasadero (1330 Harper Avenue), the Romanesque Villa Apartments (1301-1309 Harper Avenue), and Patio del Moro (8255 Fountain Avenue, see **Figure 17**, on the following page).[204]

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[202] David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930)," *Journal of the Society of Architectural Historians* 26, 2 (May 1967): 137, accessed April 2023, https://www.c100.org/books/articles/Gebhard_Spanish.Colonial.Arch.pdf.
[203] ARG, *R2, R3, R4 Multi-Family Survey Report*, 49.
[204] "North Harper Avenue Historic District," West Hollywood Historic Preservation, accessed January 2021, https://www.wehopreservation.org.

These buildings feature low-pitched, red-clay roofs, arched entrances and windows, extended eaves with exposed rafters, and plaster and wrought-iron ornamental details.

More modest examples of the style in West Hollywood include the one-story duplex at 8979 Keith Avenue and the two-story duplex at 1153 Vista Street. These buildings feature characteristics of the Spanish Colonial Revival style in form, cladding, and fenestration but lack the abundance of ornamentation found on more elaborate examples; instead, featuring simple wood or wrought iron balconies or small plaster medallions and terracotta vents.



Figure 17: Patio del Moro (8255 Fountain Avenue), 2015. This building is a designated example of the Spanish Colonial Revival style in West Hollywood. it is listed in the National Register and California Register both individually and as a contributor to the Harper Avenue District and listed locally as a contributor to the Courtyard Thematic District (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Spanish Colonial Revival style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Spanish Colonial Revival architecture is abundant in West Hollywood, and evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of Sherman/West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Period Revival
Sub-Theme:	Spanish Colonial Revival
Period of Significance:	1922-1949
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood, with most examples dating to the 1920s. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.
Character-Defining Features:	Irregular massing Cross- or side-gabled roof forms Red clay tile roofs Stucco exterior cladding, finish may be smooth or a hand-troweled texture Arched window and/or door openings (sometimes deeply recessed) Casement or double-hung wood windows Metal decorative ornamentation consisting of decorative vents or wrought ironwork Secondary materials, often used for ornament, include wood, polychromatic tile, cast stone, and terra cotta[205]
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Spanish Colonial Revival style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

[205] McAlester, *A Field Guide to American Houses,* 520-534.

Sub-Theme: Mediterranean Revival

The Mediterranean Revival style also borrowed and mixed elements from different historical styles that were part of the fictional and real history of Southern California popularized in the first half of the twentieth century. The Mediterranean Revival style used historic Italian architecture as a primary inspiration. Though it shared stylistic and material elements with the Spanish Colonial Revival style, such as stucco cladding and red tile roofs, Mediterranean Revival was typically less elaborate and had more formal, symmetrical massing. Roofs were typically hipped, in contrast to the gabled roofs of Spanish Colonial Revival buildings.[206] Overall, the style was less fanciful and interpreted historical styles with less romanticism than other forms of Period Revival. Like Spanish Colonial Revival, Mediterranean Revival offered a historically rooted and practical response to the climate and resources of Southern California. The style required minimal lumber. The forms and materials, such as thick concrete and stucco walls, helped deflect some of the summer heat that characterizes the Mediterranean climate of Southern California.

The Mediterranean Revival style was used primarily during the 1920s and 1930s for residential and smaller-scale institutional buildings in Southern California. As with most Period Revival styles, the popularity of Mediterranean Revival architecture coincided with increased demand for multi-family housing. Thus, most examples of the style are found throughout West Hollywood's multi-family residential development.

The Mediterranean Revival style was typically applied to prewar courtyard apartments and apartment houses. A concentration of more elaborate examples of the style can be found along Fountain Avenue. Examples include The Tuscany (1400 Crescent Heights Boulevard), La Ronda (1400 Havenhurst Drive), 1224 Flores Street, and The Villas (8468-80 Fountain Avenue).[207] The style was applied to larger apartment houses such as the Piazza del Sol (8439 Sunset Boulevard) and Villa Italia (1201 Crescent Heights Boulevard, see **Figure 18** on the following page), as well as lower-scale one and two-story prewar courtyard apartments such as 1440 Hayworth Avenue.

[206] Daniel Prosser, "Architecture and Engineering, 1850-1980, Mediterranean & Indigenous Revival Architecture, 1893-1948," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, November 2018), 2, 4.
[207] "Mediterranean Revival," West Hollywood Historic Preservation, accessed January 2021, https://www.wehopreservation.org.



Figure 18: Villa Italia (1201 Crescent Heights Boulevard), 2015. This building is a designated example of the Mediterranean Revival style that is individually listed as a West Hollywood Cultural Resource (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Mediterranean Revival style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of Sherman/West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Period Revival
Sub-Theme:	Mediterranean Revival
Period of Significance:	1923-1939
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.
Character-Defining Features:	Symmetrical or nearly symmetrical façades Low-pitched gabled or hipped roof forms

	Red clay tile roofs Boxed eaves with brackets Stucco exterior cladding, finish may be smooth or a hand-troweled texture Arched window and/or door openings, sometimes deeply recessed Casement or double-hung wood windows Cast concrete ornamentation including columns, balustrades, and quoins
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Mediterranean Revival style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Tudor Revival[208]

The Tudor Revival style first became popular in the late eighteenth and early nineteenth centuries. Like the Craftsman style, the eventual popularity of the Tudor Revival style was due to its relationship to the Arts and Crafts movement. The style was also a reaction to increasing industrialization. Sixteenth- and seventeenth-century Tudor architecture was perceived as picturesque and harmonious with the natural landscape. Tudor Revival drew inspiration from late medieval domestic architecture, which varied from modest thatched-roof cottages to large manor houses with hand-hewn half-timbering. In America, the Tudor Revival style was first used for residential architecture in the 1890s, especially for larger homes on the East Coast. By the 1920s, the Tudor Revival style was a popular choice across the country's growing middle-class suburban neighborhoods.

In Southern California, Tudor Revival style architecture typically dates to buildings constructed in the 1920s and 1930s. Early examples were often large single-family homes in fashionable, upper-class neighborhoods. The style began appearing in greater numbers in the 1920s in Southern California, and it was applied to modest bungalows as the popularity of the Craftsman style waned.

In West Hollywood, the style was utilized for single-family homes as well as a variety of multi-family residences, including duplexes, fourplexes, and courtyard apartments. An example of the style is the grouping of cottages at 1000-12 ½ Larrabee Street, known as the English Village. The residences, arranged in a U-shape configuration around a landscaped courtyard, are all that remains of a once larger development that originally included commercial buildings on Sunset Boulevard. The English Village was built in 1924 by Elmer Mauzy, who died shortly thereafter.[209] The complex is a designated West Hollywood Cultural Resource. Another example is the prewar courtyard apartment located at 819 Sweetzer Avenue (The Charlie Hotel), also constructed in 1924, and later designated a West Hollywood Cultural Resource (see **Figure 19** on the following page).

[208] Summarized from Grimes, "Arts and Crafts Movement, 1895-1930," 22-25, 27-28.
[209] City of West Hollywood, "1000-12 1/2 Larrabee Street," accessed January 4, 2021, https://www.wehopreservation.org/portfolio_page/1000-12-12-larrabee-street/.



Figure 19: 819 Sweetzer Avenue, 2020. This building is a designated example of the Tudor Revival style that is individually listed as a West Hollywood Cultural Resource (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Tudor Revival style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of Sherman/West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Period Revival
Sub-Theme:	Tudor Revival
Period of Significance:	1924-1942
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.

Character-Defining Features:	Irregular massing with vertical orientation Steeply pitched, typically multi-gabled roof forms Chimneys that may be a prominent visual element of the roofline May include multiple roof dormers Brick or stucco exteriors, or a combination of both Decorative half-timbering Entrances with arched openings, often deeply recessed Tall, narrow, multi-light casement windows arranged in groups Sometimes diamond-paned and leaded glass windows
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Tudor Revival style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: French Revival[210]

In the United States, French-influenced variations of Period Revival architecture evolved from elaborate, highly decorative versions in the mid-nineteenth century to more simplified forms by the 1920s. Initially, these influences were based on the sixteenth-century French chateaux seen by Americans on tours of Europe and by architects who studied at the École des Beaux-Arts in Paris. Richard Morris Hunt, a graduate of the École, is often credited for popularizing French-influenced variations of Period Revival, particularly the elaborate Chateauesque interpretation, in the eastern United States.

Between the first and second World Wars, the French Revival became a popular style for luxury apartment buildings and single-family residences. The style was "modeled after the charming architecture of medieval times" and often incorporated design elements from other styles of architecture based on French historical periods and regions.[211]

Like all Period Revival styles, French Revival buildings were intended to be picturesque. The French Revival style is generally simple aside from a conical tower-shaped entrance or steeply pitched roof, but it could also incorporate fanciful and decorative "French Provincial" designs based on rambling French farmhouses and larger, more ornate examples that are characterized as Chateauesque.

The popularity of the style coincided with a period of multi-family residential development in West Hollywood. The styles' imposing forms and fantastical features were used in apartment houses and apartment towers, especially at prominent intersections and along major thoroughfares.[212] Numerous examples can be found in the vicinity of Crescent Heights Boulevard and Fountain Avenue. They include the Four Gables (8250 Fountain Avenue); Beau Sejour (8320-28 Fountain Avenue, see **Figure 20** on the following page); La Fontaine (1285-89 Crescent Heights Boulevard); the Savoy Plaza (1360 Crescent Heights Boulevard); and The Granville (1424 Crescent Heights Boulevard).[213] These elaborately designed luxury apartment buildings feature steeply-pitched slate roofs punctuated with tall chimneys and decorated with finials, apertures classically decorated with gabled pediments, dormers, multi-light casement windows, and denticulated cornice lines and/or stringcourses. Modest examples of the style can be found further away from the Sunset Strip, scattered throughout neighborhoods developed more for the middle-class. One example is 142 Swall Drive, constructed in 1936. The building incorporates all the characteristic features of the French Revival style scaled down and stripped of ornamentation. Extra flourishes are applied to the exterior, rather than integrated into the overall design.

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[210] Excerpted from GPA, *Commercial Historic Resources Survey*, 46-47.
[211] "Plan Dwelling for Hollywoodland: Architecture Typical of Norman French Chateau Design," *Los Angeles Times:* October 7, 1923, V11.
[212] ARG, *R2, R3, R4 Multi-Family Survey Report*, 51.
[213] "Database Search," West Hollywood Historic Preservation, accessed January 2021, https://www.wehopreservation.org.



Figure 20: Beau Sejour (8320 Fountain Avenue), 2015. This building is a designated example of the Chateauesque French Revival style that is individually listed as a West Hollywood Cultural Resource (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the French Revival style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. There are a number of designated examples of the French Revival/Chateauesque architecture in West Hollywood. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of Sherman/West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Period Revival
Sub-Theme:	French Revival
Period of Significance:	1926-1941
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.
Character-Defining Features:	Irregular massing with vertical orientation

	Steeply pitched gabled or hipped roof forms, sometimes covered with wood or slate shingles Dormers, chimneys, and conical-shaped towers that may be prominent visual elements of the roofline Utilization of a combination of cladding materials, including stucco, brick, and stone Tall, narrow, multi-light casement windows Sometimes decorative half-timbering Cast concrete ornamentation including stringcourses, quoins, and main entrance frames
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the French Revival style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Early American Colonial Revival[214]

American Colonial Revival is an umbrella term for styles that were inspired by the architecture of seventeenth- and eighteenth-century America, specifically along the Atlantic coast. These styles were derived from English architecture of the same period as well as the architecture of ancient Greece and Rome. Inspired by the architectural work of Andrea Palladio and the archeological discoveries of ancient temples, English architects designed buildings with Classical proportions and design elements that referenced ancient architecture. In colonial America, provincial builders turned to European architecture books published during the period for inspiration. Both the rural plantation homes in the southern colonies and the urban residences in the northern colonies shared elements derived from ancient and eighteenth-century Europe.

The Philadelphia Centennial Exhibition in 1876 revived interest in the American Colonial period and created a craze for all things colonial, including the style of dress and furniture. The Centennial Exposition was the first major World's Fair to be held in the United States and showcased American culture and industry to the rest of the world. At the time, the country was in the midst of an economic depression, and Americans looked back to the eighteenth century idealistically as a time when life was purer and simpler. The publication of colonial architecture in books and magazines made the style widely accessible to audiences all over the country.[215] Early examples simply applied American Colonial Revival style elements to otherwise Victorian buildings.

The inclusion of American Colonial Revival-style buildings in the Columbian Exposition in Chicago in 1893 and the restoration of Colonial Williamsburg furthered interest in the style. After the restoration of Williamsburg, architects attempted more historically accurate reproductions of colonial architectural elements. The Colonial Revival style was not typically a direct copy of earlier styles but combined elements from multiple styles or examples, while also adding new elements not seen in the original prototypes.[216] The Early American Colonial Revival, though first seen in Southern California around the 1920s, was not as popular in the region as other Period Revival styles.[217]

While the style was not as common in Southern California as other Period Revival styles, such as Spanish Colonial and Mediterranean Revival, American Colonial Revival architecture was still a popular choice during the era, particularly for large-scale single-family houses.[218] One example of the style in West Hollywood is the William S. Hart House at 8341 De Longpre Avenue. Originally constructed in 1919 as a single-family residence for the silent actor, it was later used as a multi-purpose venue after it was donated to the City upon his death in 1944.[219] It is designated a West Hollywood Cultural Resource. Another example of the style is 1343 Laurel Avenue, originally constructed as a single-family

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[214] Excerpted from GPA Consulting, *Commercial Historic Resources Survey*, 44-45.
[215] Teresa Grimes and Elysha Paluszek, "American Colonial Revival, 1895-1960," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, December 2015), 7.
[216] Mark Gelernter, *A History of American Architecture: Buildings in their Cultural and Technological Context* (Hanover: University Press of New England, 1999), 180.
[217] Grimes and Paluszek, "American Colonial Revival, 1895-1960," 7.
[218] Grimes and Paluszek, "American Colonial Revival, 1895-1960," 7-8.
[219] "William S. Hart House, 8341 De Longpre Ave," West Hollywood Historic Preservation, accessed January 2021, https://www.wehopreservation.org/database-search/.

residence in 1923, it was converted to a multi-family residence in 1942 (see **Figure 21**, below).[220] The property is also designated a West Hollywood Cultural Resource.



Figure 21: 1343 Laurel Avenue, 2015. This building is a designated example of the American Colonial Revival style that is individually listed as a West Hollywood Cultural Resource (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Early American Colonial Revival style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of Sherman/West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Period Revival
Sub-Theme:	Early American Colonial Revival
Period of Significance:	1919-1939

[220] "1343 Laurel Ave," West Hollywood Historic Preservation, accessed January 2021, https://www.wehopreservation.org/database-search/.

Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance. Examples constructed after 1939 should be evaluated as an example of the Late American Colonial Revival style.
Character-Defining Features:	One or two stories in height Simple rectangular, square, or L-shaped plans Symmetrical façades Hipped or gabled roof forms, often with boxed eaves Wood clapboard or brick exteriors Use of columns or pilasters Entrance doors with sidelights or transoms Wood multi-light windows, often with shutters Palladian windows and other decorative elements such as an entryway topped with a pediment
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the American Colonial Revival style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Late American Colonial Revival

The Late American Colonial Revival style was popular from approximately 1940 to 1965. It was a later iteration of the Early American Colonial Revival style popular between the 1870s and 1930s (see above). The Late American Colonial Revival style was often utilized for multi-family residential, commercial, and institutional buildings in addition to single-family residences. The style represents a continuation of the popularity of the Colonial Revival style through much of the twentieth century. It was more simplified than earlier counterparts and often merely suggested earlier eighteenth-century design elements rather than recreating them. Pilasters or simple square porch supports might be used instead of columns with elaborate capitals. The stripped-down style lent itself well to the large numbers of residences, both single- and multi-family, which were constructed after World War II.[221] Courtyard apartments and apartment houses can be found in this style.

Eligibility Standards

Properties eligible under this theme may be significant under C/3/A1 or A4 as excellent examples of the Late American Colonial Revival style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Period Revival
Sub-Theme:	Late American Colonial Revival
Period of Significance:	1940-1965
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance. Examples constructed before 1940 should be evaluated as an example of the Early American Colonial Revival style.
Character-Defining Features:	One to two stories in height Symmetrical façade with entryway as the primary focus Simple rectangular, square, or L-shaped plans Side-gabled roof forms, typically with boxed eaves May include multiple roof dormers Clapboard or brick exterior cladding Wood multi-light windows, often with shutters

[221] Grimes and Paluszek, "American Colonial Revival, 1895-1960," 16.

	Simplified Classical detailing may include stylized door surrounds and paneled front doors
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the American Colonial Revival style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Hollywood Regency[222]

Hollywood Regency draws loosely upon historical precedent. Though it is not a widespread style of the Period Revival canon, Hollywood Regency is a style closely associated with West Hollywood and the west side of Los Angeles. Architectural historian David Gebhard identified examples in West Hollywood dating to as early as the 1930s. According to architectural historian and critic John Chase, one of the most inventive designers to work within the style was architect John Woolf.[223] Chase explains, "Woolf adopted the Hollywood Regency vocabulary that was prevalent in Los Angeles at the time he arrived here in the 1930s, flavored it with recollections of Southern antebellum architecture and codified it into a formula that his firm practiced in a relatively consistent manner for over 40 years."[224] Woolf's formula included an emphasis on the entrance, the Mansard roof, symmetry, and privacy.[225] While most architects of the mid-twentieth rejected Woolf's designs, interior decorators and status-conscious clients with traditional ideas about architecture embraced his work. While many of Woolf's clients were Hollywood's elite, small houses remodeled largely by interior designers in the Norma Triangle area often followed his design ideas.[226]

Hollywood Regency designs combine the stark blank walls that characterized Modernism with decorative elements that reference seventeenth and eighteenth-century European styles. The signature feature of the Hollywood Regency style is the Mansard roof, a reference to the seventeenth-century work of French architect François Mansart and architectural elements popular during the French Regency period of the early eighteenth century. The style is also characterized by an emphasis on horizontality.

The style was often used for remodels. In 1961, a former five-unit bungalow court was adapted into a single-family residence at 9020 Lloyd Place.[227] Though the building is Mid-Century Modern in style, its entrance features a signature Woolf door: narrow in width with extremely exaggerated verticality. On buildings, these doors typically projected above the roofline. 642 Westmount Drive (1925) and 736 Doheny Drive (1939) are examples of small, single-family residences that were remodeled in the Hollywood Regency style in the 1950s.[228] Both residences feature mansard roofs that became more common in later interpretations of the style. More examples of smaller remodeled houses can be found in the Norma Triangle and western areas of West Hollywood.

Several examples of multi-family buildings designed in the Hollywood Regency style, or with Hollywood Regency influences, were encountered during the reconnaissance survey, including 8720-8732 Shoreham Drive.

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[222] Excerpted from ARG, *R2, R3, R4 Multi-Family Survey Report*, 51-52.
[223] John Chase, *Glitter, Stucco & Dumpster Diving: Reflections on Building Production in the Vernacular City* (New York: Verso, 2000), 81.
[224] Chase, *Glitter, Stucco & Dumpster Diving,* 82.
[225] Chase, *Glitter, Stucco & Dumpster Diving,* 82.
[226] John Chase, *Exterior Decoration: Hollywood's Inside-out Houses* (Los Angeles: Hennessy & Ingalls, Inc., 1982), 47-49, 35-39, qtd. in ARG, *R2, R3, R4 Multi-Family Survey Report*, 52.
[227] Chase, *Glitter, Stucco & Dumpster Diving,* 90.
[228] ARG, *R2, R3, R4 Multi-Family Survey Report*, 51.

Eligibility Standards

Properties eligible under this theme may be significant under C/3/A1 or A4 as excellent examples of the Hollywood Regency style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Period Revival
Sub-Theme:	Hollywood Regency
Period of Significance:	1937-1961
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.
Character-Defining Features:	Flat, mansard, or gabled roofs Symmetry of design Typically, a combination of cladding materials, including stucco with brick veneer or wood clapboards Casement windows, either steel or wood sash, often in bands and/or with curves around building corners Incorporates Neoclassical stylistic influences and detailing, including double-height porches, thin columns, pediments, fluted pilasters, and balconettes with ornate wrought iron railings Ornamentation is typically simplified
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Hollywood Rege style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Theme: Modernism and Mid-Century Modernism

Modernism is a very broad term encompassing a variety of styles from the twentieth century. The common thread through variations of Modernism is a fascination with modern technology in all aspects of a design, from materials to forms. In the first half of the twentieth century, Modern styles emerged from both the decorative arts and political conditions of Europe that rejected extraneous ornament that did not serve the function of a building. Modernist architectural styles were among the first to look forward to the future rather than back to the past. Architects developed these styles to break with past precedents and align architecture with the ideas of the modern age. Art Deco and Streamline Moderne styles were the most prevalent, decorative modern styles in West Hollywood during the decades before World War II.

Some of the earliest examples of Modernism in the Los Angeles region were found in the residences constructed along Kings Road in West Hollywood during the 1910s and 1920s. These included the 1916 Dodge House at 950 Kings Road (demolished) and the 1922 Schindler House at 835 Kings Road (extant).The Schindler House features horizontal massing with a flat roof, a combination of concrete walls, wood accents, light screen openings, and expanses of glass. The Schindler House is listed individually in the National Register, California Register, and West Hollywood Register.

These buildings were extraordinarily influential during the 1930s and 1940s as many architects across the Los Angeles region experimented with modern materials and forms. The influences of this early Modernism reverberated worldwide following World War II when the political climate and availability of materials encouraged more experimentation in building construction for the masses.[229]

During the postwar period, earlier forms of modern architecture evolved into what's come to be known as Mid-Century Modern, which responded to both new forms of living and the pent-up need for new, affordable housing. The application of mass-produced materials developed during the war to private construction during the massive building boom of the 1940s and 1950s also influenced the styles and building types that proliferated in the postwar period.[230]

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[229] HRG and Pasadena Heritage, *Cultural Resources of the Recent Past Historic Context Report*, (City of Pasadena, October 2007), 25, accessed April 2023, https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/historic-preservation/historic-preservation-documents/.
[230] Dr. Gail Ostergren, written comments to GPA, May 4, 2022.

Sub-Theme: Art Deco[231]

The Art Deco style, generally popular in the late 1920s and early 1930s, was a deliberate reaction to the historicist Period Revival styles. Art Deco's distinctive geometric detailing was intended to invoke the ideas of the modern age rather than the past. The style was popularized by and took its name from the *Exposition Internationale des Arts Décoratif et Industriels Modernes* in Paris in 1925, which showcased not only architecture but also jewelry, furniture, and handicrafts.[232] Art historian Patricia Bayer describes Art Deco as "an architecture of ornament, geometry, energy, retrospection, optimism, color, texture, light, and at times even symbolism."[233]

The Art Deco style used the tools of industrialization for artistically expressive purposes and quickly took hold in the United States. It celebrated new construction and fabrication methods and creative uses of technology in the modern world, particularly within booming cities of the 1920s. Promoters of the style rejected simply recreating elements of historic architecture and instead emphasized taking inspiration from them. Though it could be influenced by design elements of the past, such as Classical columns, the style frequently presented them in a simplified manner. The style's rejection of strict historic precedent made it especially attractive for the design of skyscrapers, "the cathedrals of the modern age," in American cities.[234] It was often applied to high-profile, large-scale buildings in the late 1920s, and numerous examples can be found in neighboring Los Angeles such as Bullock's Wilshire at 3050 Wilshire Boulevard and the Eastern Columbia Building at 849 South Broadway.

There are only a small number of Art Deco-style buildings found in West Hollywood. The style was applied to both high-rise buildings, such as Sunset Tower, and lower-rise apartment buildings, such as the one at 1236 Flores Street. Sunset Tower (8358 Sunset Boulevard, see **Figure 22,** on the following page) was constructed in 1930 as an apartment hotel. Designed by architect Leland Bryant, the building became a popular home for Hollywood actors. It is now located within a commercial zone and is addressed as part of the Commercial Historic Resources Survey, completed in 2016. Smaller-scale examples of the style like 1236 Flores Street (designated a West Hollywood Cultural Resource) take advantage of the vertical orientation typical of the Art Deco style while utilizing simpler, less elaborate detailing.

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[231] Excerpted from GPA Consulting, *Commercial Historic Resources Survey*, 47-49.
[232] Pennsylvania Historical and Museum Commission, "Art Deco, 1925-1940," *Pennsylvania Architectural Field Guide*, accessed April 2023, http://www.phmc.state.pa.us/portal/communities/architecture/styles/art-deco.html.
[233] Patricia Bayer, *Art Deco Architecture: Design, Decoration, and Detail from the Twenties and Thirties* (New York, NY: Harry Abrams, 1992), 8.
[234] Bayer, *Art Deco Architecture,* 8.



Figure 22: 8358 Sunset Boulevard, 2015. This building is a designated example of the Art Deco style that is individually listed in the National Register, California Register, and as a West Hollywood Cultural Resource (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Art Deco style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant within other contexts, including representing cultural and residential development patterns that comprised the growth of West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Modernism and Mid-Century Modernism
Sub-Theme:	Art Deco
Period of Significance:	1926-1931
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.

Character-Defining Features:	Simple rectangular or square plans often featuring a series of setbacks Emphasis on verticality Predominately flat roofs Central towers and parapets that may be prominent visual elements of the roofline Smooth wall surfaces, such as stucco Tall, narrow, multi-light casement windows stacked vertically Zigzags, chevrons, and other stylized floral and geometric motifs as decorative elements on façades
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Art Deco style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Streamline Moderne[235]

As with the Art Deco style, Streamline Moderne was part of an architectural trend that took inspiration from machinery in motion. It evoked the silhouette of ships, airplanes, and trains that had captured the imagination of the American public as these modes of transportation became more widely accessible. Architects around the country also took interest in an aerodynamic appearance and incorporated elements that evoked movement and speed into their designs. The aesthetic was also applied to cars, furniture, appliances, and fashion. New building types, such as airports, were a popular application for the Streamline Moderne style.

In Southern California, the Streamline Moderne style was popular in the 1930s. Prominent architects working in the style included Robert V. Derrah, A.C. Martin, William Lescaze, Welton Beckett, and S. Charles Lee. William Kesling designed single-family houses and Max Maltzman designed multi-family residential buildings in the style. Streamline Moderne is generally less common in Southern California when compared to other styles from the period, and its popularity was relatively short-lived, especially for residential property types. However, the style was often featured in movie sets of the period.[236]

A limited number of multi-family residential examples of the style exist in West Hollywood, though it is more common to find commercial examples of the style, such as the Berman/Kohner Building. The Berman/Kohner Building (9165 Sunset Boulevard) is a three-story, mixed-use commercial, office, and residential building designed by architect Paul R. Williams and is designated a West Hollywood Cultural Resource. Residential examples in West Hollywood include the courtyard apartment at 9231 Doheny Road (see **Figure 23,** on the following page) along the Sunset Strip. This three and four-story, 16-unit apartment building was designed by architect Peter Whitehall in 1937 and is designated a West Hollywood Cultural Resource. Both buildings have flat roofs, smooth stucco exteriors that are unadorned save for horizontal speed line accents, and incorporate curved surfaces in their otherwise rectangular massing.

[235] Excerpted from GPA Consulting, *Commercial Historic Resources Survey*, 49.
[236] David Gebhard and Harriette von Breton, *Los Angeles in the Thirties: 1931-1941* (Los Angeles, CA: Hennessey & Ingalls, Inc., 1989), 70-71.



Figure 23: 9231 Doheny Road, 2015. This building is a designated example of the Streamline Moderne style that is individually listed as a West Hollywood Cultural Resource (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Streamline Moderne style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Modernism and Mid-Century Modernism
Sub-Theme:	Streamline Moderne
Period of Significance:	1936-1940
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.

Character-Defining Features:	Horizontal orientation Flat or nearly flat roofs Smooth stucco cladding Unadorned wall surfaces with minimal ornamentation Rounded corners and curved surfaces, emulating a "windswept" appearance Speed lines at wall surfaces, such as horizontal moldings and continuous sill courses Metal windows, often steel casement Windows "punched" into walls, with no surrounds
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Streamline Moderne style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

Sub-Theme: Mid-Century Modern

The Mid-Century Modern style evolved from various prewar expressions of modernism, including the International Style. The roots of the style can be traced to early Modernists like Richard Neutra, Rudolph Schindler, and Frank Lloyd Wright, whose local work in the 1920s and 1930s inspired "second generation" postwar Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, John Lautner, Pierre Koenig, Raphael Soriano, and many more. These postwar architects developed a regional style, fostered in part by *Art and Architecture* magazine's pivotal Case Study Program (1945-1966).[237] Postwar Modernism was an antidote to what architects saw as the sterility of earlier Modern architecture that was characterized by geometric forms, smooth stucco wall surfaces, and lack of decorative ornament. Mid-Century Modernism adapted these elements to the local climate and topography, which in Southern California meant the use of wood post-and-beam construction and the incorporation of seamless indoor and outdoor spaces. The style also experimented more with shape, color, and materials. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

In multi-family residential construction, the Mid-Century Modern style fit the postwar need for efficiently built, moderately priced housing.[238] Thus, the style became particularly attractive because its non-ornamental appearance and use of standardized, prefabricated materials was inexpensive to reproduce and permitted quick and economical construction for the multitude of apartment buildings demanded after World War II. As a result, it became the predominant architectural style in the postwar years.

Examples of the Mid-Century Modern style can be found throughout West Hollywood and applied to all property types. Within multi-family residential property types, the style is most prevalent in courtyard apartments. However, examples of apartment houses, duplexes, and fourplexes can be found as well. The Fountain Lanai (1285 Sweetzer Avenue, see **Figure 24**, on the following page), a designated West Hollywood Cultural Resource, is an excellent example of the Mid-Century Modern style as applied to a courtyard apartment complex. It was constructed in 1953 and designed by architect Edward H. Fickett. The two buildings that make up the apartment complex are wood frame construction clad in a combination of stucco and vertical wood boards. Shed roofs with open, overhanging eaves and exposed rafter tails shade the central courtyard.

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[237] Excerpted from ARG and HRG, *City of Santa Monica Historic Resources Inventory Update and Historic Context Statement,* (City of Santa Monica Community Development Department, March 2018), 366, accessed April 2023, https://www.smgov.net/uploadedFiles/Departments/PCD/Programs/Historic-Preservation/Appendix%20A%20-%20Santa%20Monica%20Citywide%20Historic%20Context%20Statement_Final_3.20.2018.pdf.

[238] ARG and HRG, *City of Santa Monica Historic Resources Inventory Update and Historic Context Statement,* 366.



Figure 24: The Fountain Lanai (1285 Sweetzer Avenue), 2015. This building is a designated example of the Mid-Century Modern style that is individually listed as a West Hollywood Cultural Resource (Tony Coelho, City of West Hollywood).

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Mid-Century Modern style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Context:	Residential Architectural Styles in West Hollywood
Theme:	Modernism and Mid-Century Modernism
Sub-Theme:	Mid-Century Modern
Period of Significance:	1949-1967
Period of Significance Justification:	The period of significance coincides with the construction dates of known examples of the style within West Hollywood. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.

Character-Defining Features:	Emphasis on horizontality Expression of structure Simple geometric forms Flat or low-pitched roofs Brick or stone as an accent material Large expanses of glass Flush-mounted steel sash windows or large single-light wood windows Exterior staircases, decks, and balconies[239] Emphasis on indoor/outdoor spaces
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Mid-Century Modern style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

[239] Christopher A. Joseph and Associates, *City of Riverside Modernism Context Statement* (City of Riverside, November 2009), 16, accessed April 2023, https://riversideca.gov/historic/pdf/modernism.pdf.

Sub-Theme: Late Modern

Popular beginning in the 1960s, Late Modernism was a reaction to the literal functionality and increasingly cheap construction of Mid-Century Modern style designs. Late Modernism is characterized by sculptural forms that deviate from the box-like quality of earlier Modern designs. Designs in the style utilized the new generation of reflecting glass that had been put on the market in 1963. The glass skin became the defining material of Late Modern architecture.[240] Late Modernism was in use through the 1980s, until the widespread availability of computer-aided design (CAD) software caused major shifts in architectural practice and designs.[241]

Examples of Late Modern architecture are most often large-scale commercial and institutional buildings, like the 1975 Pacific Design Center at 8687 Melrose Avenue designed by Cesar Pelli; however, it was occasionally applied to residential buildings. In West Hollywood, features inspired by the Late Modern style are seen applied to Postwar Apartment Houses and High-Rise Apartment Towers.

Eligibility Standards

Properties eligible under this theme may be significant under Criterion C/3/A1 or A4 as excellent examples of the Late Modern style. Excellent examples will exhibit most or all of the character-defining features of the style in multiple aspects of the design, consistent with the eligibility requirements outlined in this section. Evaluations should include a comparison to other designated or eligible examples of the style.

Properties eligible under this theme may also be significant for representing cultural and residential development patterns that comprised the growth of West Hollywood under Criterion A/1/A3 (see **Context: Multi-Family Residential Development in West Hollywood**).

Properties less than 50 years of age must demonstrate exceptional importance to be eligible for listing in the National Register.

Context:	Residential Architectural Styles in West Hollywood
Theme:	Modernism and Mid-Century Modernism
Sub-Theme:	Late Modern
Period of Significance:	1975-1984
Period of Significance Justification:	The period of significance coincides with the construction of the Pacific Design Center and extends through the study period end-date. Outliers to this date range may exist and an example should not be excluded from consideration if constructed within a few years of the period of significance.
Character-Defining Features:	Futuristic, high-tech aesthetics Sculptural, cut-out or chamfered Platonic forms

[240] GPA, *Commercial Historic Resources Survey*, 83-84.
[241] Daniel Paul, "LA Modernism, 1919-1980, Late Modernism, 1966-1990," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, July 2020), 34.

	Long, sloping roofs Exterior compositions employing 45-degree angles Smooth, shiny surfaces of continuous glass, metal, or ceramic tile. All-over mirror or reflecting glass skins set in a smooth grid of mullions Lack of traditional ornament or Classical references Pipe railings, often chrome or colored Accents of saturated colors
Eligibility Standards:	Date from the period of significance; and Be a fully realized example of the Late Modern style displaying the primary character-defining features in multiple aspects of the design (Criterion C/3/A1 or A4); and Retain the essential aspects of integrity.
Integrity Considerations:	Should retain, at a minimum, integrity of location, materials, feeling, and association for Criterion A/1/A3. Should retain, at a minimum, integrity of design, workmanship, materials, and feeling for Criterion C/3/A1 or A4.

SURVEY RESULTS

GPA's study area consisted of approximately 2,410 parcels zoned R2, R3, or R4. Of those, 265 contained buildings that were constructed after 1984; 59 parcels were vacant or undeveloped (such as surface parking or open space); and 70 were designated historic resources. These parcels were omitted from the reconnaissance survey. The over 2,000 remaining parcels were surveyed at the reconnaissance level. General observations are summarized below, followed by subsections describing specific findings.

- The most ubiquitous property encountered during the reconnaissance survey were unremarkable examples of the Stucco Box/Dingbat property type. These buildings consist of simple rectangular forms, often with flat roofs, stucco cladding, and aluminum windows with soft-story or partially subterranean parking. Ornamentation, if any, is minimal.
- The most common architectural style encountered for multi-family residential properties was the Spanish Colonial Revival style. Craftsman was the most common architectural style encountered for single-family residential properties.
- The most common alteration observed was the installation of vinyl windows, typically within original/existing window openings.
- A number of properties, particularly single-family residences with earlier construction dates (c. 1920s or before), were not fully visible or were completely obscured from the public right-of-way by heavy vegetation, hedges, and/or privacy fencing.

A complete list of properties included in the reconnaissance survey is included as **Appendix VI**.

Designated Historic Resources

GPA did not re-survey or re-evaluate designated historic resources within multi-family zones, with the exception of those properties that were studied within potential historic district areas. See **Potential Historic Districts** below for results of district evaluations.

Table 2. Designated Historic Resources

#	Address	Year Built	Name	Recommended Status Code	Designation			District
					NRHP	CRHR	WH	
1	1201 N Crescent Heights Blvd	1931	Villa Italia	5S1	—	—	IND	—
2	1283 N Crescent Heights Blvd	1928	La Fontaine	5S1	—	—	IND	—
3	1360 N Crescent Heights Blvd	1929	Savoy Plaza	5S1	—	—	IND	—
4	1400 N Crescent Heights Blvd	1925	The Tuscany	5D1	—	—	DIST	Courtyard Thematic District
5	1424 N Crescent Heights Blvd	1930	The Granville	5S1	—	—	IND	—

Table 2. Designated Historic Resources

#	Address	Year Built	Name	Recommended Status Code	Designation			District
					NRHP	CRHR	WH	
6	8863 Cynthia St	1912	—	5D1	—	—	DIST	Old Sherman Thematic Grouping
7	8863 1/2 Cynthia St	1912	—	5D1	—	—	DIST	Old Sherman Thematic Grouping
8	8867 Cynthia St	1912	—	5D1	—	—	DIST	Old Sherman Thematic Grouping
9	9025 Cynthia St	1926	First Baptist Church	5S1	—	—	IND	—
10	1251 N Detroit St	1913	—	5S1	—	—	IND	—
11	858 N Doheny Dr	1927	Lloyd Wright House and Studio	1S/5D1	IND	IND	IND	—
12	9231 Doheny Rd	1937	—	5S1	—	—	IND	—
13	1282 N Fairfax Ave	1920	Crescent Heights Methodist Church	5S1	—	—	IND	—
14	1224 N Flores St	1928	—	5D1	—	—	DIST	Courtyard Thematic District
15	1228 N Flores St	1918	—	5S1	—	—	IND	
16	1230 N Flores St	1928	—	5D1	—	—	DIST	Courtyard Thematic District
17	1236 N Flores St	1931	—	5S1	—	—	IND	
18	1255 N Flores St	1927	The Royal Gardens	5D1	—	—	DIST	Courtyard Thematic District
19	8225 Fountain Ave	1926	—	1S/1D/5D1	IND DIST	IND DIST	DIST	Harper Avenue Historic District Courtyard Thematic District
20	8250 Fountain Ave	1927	—	1D/5D1	DIST	DIST	DIST	Harper Avenue Historic District Courtyard Thematic District
21	8264 Fountain Ave	1927	—	1D	DIST	DIST		Harper Avenue Historic District
22	8320 Fountain Ave	1928	Beau Sejour	5S1			IND	
23	8352 Fountain Ave	1926	—	5S1			IND	

Table 2. Designated Historic Resources

#	Address	Year Built	Name	Recommended Status Code	Designation			District
					NRHP	CRHR	WH	
24	8415 Fountain Ave	1941	—	5D1			DIST	Courtyard Thematic District
25	8468 Fountain Ave	1939	The Villas	5D1			DIST	Courtyard Thematic District
26	8491 Fountain Ave	1931	El Palacio	5D1			DIST	Courtyard Thematic District
27	916 N Genesee Ave	1922	Adobe House	5S1			IND	
28	7219 Hampton Ave	1924	Normandie Towers	5S1			IND	
29	958 Hancock Ave	1929	Fire Station No. 7	5S1			IND	
30	1007 Hancock Ave	1931	—	5D1			DIST	Craftsman District
31	1013 Hancock Ave	1924	—	5D1			DIST	Craftsman District
32	1017 Hancock Ave	1911	—	5D1			DIST	Craftsman District
33	1300 N Harper Ave	1923	—	1D/5D1	DIST	DIST	DIST	Harper Avenue Historic District Courtyard Thematic District
34	1301 N Harper Ave	1928	—	1D/5D1	DIST	DIST	DIST	Harper Avenue Historic District Courtyard Thematic District
35	1330 N Harper Ave	1931	—	1D/5D1	DIST	DIST	DIST	Harper Avenue Historic District Courtyard Thematic District
36	1334 N Harper Ave	1929	—	1D/5D1	DIST	DIST	DIST	Harper Avenue Historic District Courtyard Thematic District
37	1338 N Harper Ave	1931	—	1D/5D1	DIST	DIST	DIST	Harper Avenue Historic District Courtyard Thematic District

Table 2. Designated Historic Resources

#	Address	Year Built	Name	Recommended Status Code	Designation			District
					NRHP	CRHR	WH	
38	1354 N Harper Ave	1930	—	1D/5D1	DIST	DIST	DIST	Harper Avenue Historic District Courtyard Thematic District
39	1400 Havenhurst Dr	1927	La Ronda	1S/5D1	IND	IND	DIST	Courtyard Thematic District
40	1416 Havenhurst Dr	1930	—	1S/5S1	IND	IND	IND	—
41	1314 N Hayworth Ave	1931	Hayworth Tower	5S1	—	—	IND	—
42	1315 N Hayworth Ave	1930	—	5S1	—	—	IND	—
43	1400 N Hayworth Ave	1954	Hollywood Riviera	5S1	—	—	IND	—
44	1440 N Hayworth Ave	1933	—	5D1	—	—	DIST	Courtyard Thematic District
45	1127 Horn Ave	1949	Sunset Patios	5S1	—	—	IND	—
46	835 N Kings Rd	1922	Schindler House	1S/5S1	IND	IND	IND	—
47	902 N Kings Rd	1953	Rootenberg-Markham House	5S1	—	—	IND	—
48	1216 N La Cienega Blvd	1928	Lotus Apartments	5D1	—	—	DIST	Courtyard Thematic District
49	1000 Larrabee St	1924	English Village	5S1	—	—	IND	—
50	1008 Larrabee St	1924	English Village	5S1	—	—	IND	—
51	1338 N Laurel Ave	1927	—	5D1	—	—	DIST	Courtyard Thematic District
52	1343 N Laurel Ave	1924	—	5S1	—	—	IND	—
53	1355 N Laurel Ave	1927	Villa D'Este	5D1	—	—	DIST	Courtyard Thematic District
54	7911 Norton Ave	1925	—	5S1	—	—	IND	—
55	927 Palm Ave	1902	—	5D1	—	—	DIST	Old Sherman Thematic Grouping
56	931 Palm Ave	1902	—	5D1	—	—	DIST	Old Sherman Thematic Grouping
57	980 Palm Ave	1924	—	5D1	—	—	DIST	Craftsman District

Table 2. Designated Historic Resources

#	Address	Year Built	Name	Recommended Status Code	Designation			District
					NRHP	CRHR	WH	
58	845 N San Vicente Blvd	1906	—	5D1	—	—	DIST	Old Sherman Thematic Grouping
59	850 N San Vicente Blvd	1900	—	5D1	—	—	DIST	Old Sherman Thematic Grouping
60	819 N Sweetzer Ave	1931	The Charlie	5S1	—	—	IND	—
61	821 N Sweetzer Ave	1925	The Charlie	5S1	—	—	IND	—
62	1285 N Sweetzer Ave	1953	Fountain Lanai	5S1	—	—	IND	—
63	1302 N Sweetzer Ave	1930	El Mirador	5S1	—	—	IND	—
64	1124 N Vista St	1929	—	5D1/5D3	—	—	DIST	Plummer Park Apt. Grouping
65	1128 N Vista St	1957	—	5D1/5D3	—	—	DIST	Plummer Park Apt. Grouping
66	1132 N Vista St	1929	—	5D1/5D3	—	—	DIST	Plummer Park Apt. Grouping
67	1140 N Vista St	1930	—	5D1/5D3	—	—	DIST	Plummer Park Apt. Grouping
68	1144 N Vista St	1933	—	5D1/5D3	—	—	DIST	Plummer Park Apt. Grouping
69	1237 N Vista St	1917	—	5S1/5D3	—	—	IND	—
70	1241 N Vista St	1917	—	5S1/5D3	—	—	IND	—

Intensive-Level Evaluations

Individual Historic Resources – Expedited Review

During the survey update, GPA expedited certain intensive-level evaluations at the request of Planning staff to facilitate the processing of project applications received by the City. GPA prepared expedited reviews for 9 properties that had not been previously evaluated in 2008, including memos and/or DPR 523 A and B forms. Of the 9, 1 appeared to be eligible for local listing. These properties and recommended status codes are listed in **Table 3** below, and DPR 523 A and B forms are attached in **Appendix II**.

Table 3. Expedited Reviews

#	Address	Year Built	Name	Survey Update Recommended Status Code	Notes
1	1305 N Crescent Heights Blvd	1968	Hollywood Temple Beth El	6Z	Assigned 6Z status code in 2016 Commercial Survey. Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
2	931 N Gardner St	1930	—	6Z	Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
3	943 Hancock Ave	1939	—	5S3	Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
4	840 Hilldale Ave	1926	—	6Z	Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 3. Expedited Reviews

#	Address	Year Built	Name	Survey Update Recommended Status Code	Notes
5	844 Hilldale Ave	1926	—	6Z	Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z).**See DPR Form.**
6	848 Hilldale Ave	1926	—	6Z	Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z).**See DPR Form.**
7	852 Hilldale Ave	1925	—	6Z	Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
8	8557 West Knoll Dr	1927	—	6Z	Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
9	910 N Wetherly Dr	1923	—	6Z	Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Two additional expedited reviews were prepared for 1019 N. San Vicente Boulevard and 914 N. Wetherly Drive, which are listed under **Individual Historic Resources – Updated Evaluations**, below.

Individual Historic Resources – New Evaluations

The reconnaissance survey identified 110 new individual properties that warranted further study based upon their potential to convey significance. After seeking public comment through community engagement, the list of potential individual historic resources was expanded to include 37 more properties. These 147 properties were researched and evaluated using the criteria for designation under national, state, and local landmark programs and documented on DPR 523 A and B forms.

Of the 147 newly evaluated properties, 75 appear to be eligible for listing in national, state, and/or local registers. They represent a broad range of periods in West Hollywood history as well as a variety of architectural styles and multi-family building types. Six (6) were not fully visible and could not be assessed. The remaining 66 do not appear to be eligible for listing upon further research and evaluation. These properties and recommended status codes are listed in **Table 4** below, and DPR 523 A and B forms are attached in **Appendix III**.

Four (4) of the properties were also evaluated as potential district contributors. See **Potential Historic Districts**, below.

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
1	1011 N Alfred St	1927	Alfred Apartments	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
2	1033 Carol Dr	1975	Carolwood Condominiums	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
3	1134 N Clark St	1959	Sunset Terrace	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
4	1150 N Curson Ave	1927	—	3S/3CS/5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**
5	1236 N Curson Ave	1922	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
6	9019 Cynthia St	1957	Cynthia Townhomes	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z).Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
7	8200 De Longpre Ave	1951	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.** Recommended for district evaluation in De Longpre Avenue Study Area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See Table 9 and District Record.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
8	1231 N Detroit St	1937	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
9	1247 N Detroit Ave	1907	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
10	838 N Doheny Dr	1961	Doheny Towers	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
11	1215 N Fairfax Ave	1922	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
12	1233 N Fairfax Ave	1924	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
13	1207 N Flores St	1956	Casa de Flores	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
14	1223 N Flores St	1955	Las Flores	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
15	1248 N Flores St	1938	Flores House	3S/3CS/5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**
16	1154 N Formosa Ave	1926	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
17	7660 Fountain Ave	1924	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
18	7750 Fountain Ave	1921	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
19	7760 Fountain Ave	1921	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
20	8000 Fountain Ave	1937	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
21	8012 Fountain Ave	1937	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
22	8361 Fountain Ave	1926	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
23	8363 Fountain Ave	1921	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
24	1246 N Fuller Ave	1922	—	7N	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
25	922 N Gardner St	1930	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
26	935 N Gardner St	1922	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
27	1013 N Gardner St	1923	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
28	1017 N Gardner St	1921	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
29	1126 N Gardner St	1923	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
30	1132 N Gardner St	1923	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
31	1252 N Gardner St	1920	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
32	918 N Genesee Ave	1930	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
33	1004 N Genesee Ave	1920	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
35	1209 N Genesee Ave	1921	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
35	1215 N Genesee Ave	1920	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
36	1119 Hacienda Pl	1925	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
37	1126 Hacienda Pl	1939	—	3S/3CS/5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
38	1160 Hacienda Pl	1952	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
39	937 Hammond St	1928	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
40	971 Hammond St (9006 Harratt St)	1922	—	5S3	Included in 2022-2023 reconnaissance survey update. 9006 Harratt Street appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
41	7504 Hampton Ave	1920	—	6Z	Included in the 2017 Lexington-Curson Residential Historic Resources Survey study and 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
42	7611 Hampton Ave	1921	—	5S3	Included in the 2017 Lexington-Curson Residential Historic Resources Survey study and 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
43	7615 Hampton Ave	1920	—	5S3	Included in the 2017 Lexington-Curson Residential Historic Resources Survey study and 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
44	7620 Hampton Ave	1923	—	6Z	Included in the 2017 Lexington-Curson Residential Historic Resources Survey study and 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
45	985 Hancock Ave	1910	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
46	989 Hancock Ave	c. 1906	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
47	995 Hancock Ave	1912	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
48	1003 Hancock Ave	1912	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
49	9044 Harland Ave	1923	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
50	1015 N Harper Ave	1927	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
51	1200 N Harper Ave	1923	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
52	1227 N Harper Ave	1955	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
53	1255 N Harper Ave	1960	—	5S3	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
54	1282 N Harper Ave	1926	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
55	900 Havenhurst Dr	1923	—	5S3	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
56	954 Havenhurst Dr	1942	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
57	1226 Havenhurst Dr	1927	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
58	1238 Havenhurst Dr	1924	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
59	1275 Havenhurst Dr	1957	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
60	1417 Havenhurst Dr	1951	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
61	1245 N Hayworth Ave	1954	Bering Palms	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
62	1263 N Hayworth Ave	1953	Sunset Bermuda	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
63	1345 N Hayworth Ave	1929	Casa de Contenta/ Hayworth Gardens	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
64	1410 N Hayworth Ave	1923	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
65	1416 N Hayworth Ave	1922	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
66	1417 N Hayworth Ave	1920	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
67	1425 N Hayworth Ave	1951	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
68	868 Hilldale Ave	1924	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
69	939 Hilldale Ave	1924	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
70	8714 Holloway Dr	1938	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
71	1221 Horn Ave	1961	—	6Z	Surveyed for the 2022-2023 multi-family survey update and identified for intensive-level evaluation through public comment. Does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
72	1227 Horn Ave	1938	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
73	611 Huntley Dr	1923	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
74	834 Huntley Dr	1928	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
75	840 Huntley Dr	1929	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
76	8991 Keith Ave	1912	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
77	906 N Kings Rd	1980	The Treehouse	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
78	950 N Kings Rd	1973	Glenwood Castle/The Courtyards	3S/3CS/5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**
79	1255 N Kings Rd	1966	King's Manor	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
80	1146 N La Cienega Blvd	1935	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
81	1300 Larrabee St	1958	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
82	1242 N Laurel Ave	1950	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
83	1245 N Laurel Ave	1950	The Terrace	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
84	1350 N Laurel Ave	1956	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
85	7517 Lexington Ave	1924	Maewood Apartments	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource and was identified in public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
86	7525 Lexington Ave	1920	—	6Z	Included in the 2017 Lexington-Curson Residential Historic Resources Survey study and 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
87	7506 Norton Ave	1924	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
88	7611 Norton Ave	1920	—	6Z	Included in the 2017 Lexington-Curson Residential Historic Resources Survey study and 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
89	7702 Norton Ave	1922	—	6Z	Included in the 2017 Lexington-Curson Residential Historic Resources Survey study and 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
90	7925 Norton Ave	1925	—	7N	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
91	7961 Norton Ave	1930	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
92	8022 Norton Ave	1939	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource associated with 8028 Norton Avenue. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
93	8258 Norton Ave	1934	—	5S3	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
94	8262 Norton Ave	1931	—	5S3	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
95	929 N Ogden Dr	1930	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
96	1124 1/2 N Ogden Dr	1921	—	7N	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.** 1124 1/2 Ogden Drive is significant for a direct association with Jeanne Córdova and the early lesbian publication The Lesbian Tide; however, the property is not fully visible from the public right-of-way, and additional confirmation is needed to determine if the property retains sufficient integrity to convey its significance in order to conclude whether it is eligible for national, state, and local listing.
97	1134 N Ogden Dr	1927	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
98	1154 N Ogden Dr	1920	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
99	1224 N Ogden Dr	1921	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
100	1249 N Ogden Dr	1922	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
101	1150 N Orange Grove Ave	1920	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
102	1165 N Orange Grove Ave	1924	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
103	1166 N Orange Grove Ave	1920	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
104	1201 N Orange Grove Ave	1929	The Kathleen M	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
105	1221 N Orange Grove Ave	1921	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
106	1227 N Orange Grove Ave	1921	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
107	1240 N Orange Grove Ave	1942	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
108	1250 N Orange Grove Ave	1941	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
109	560 N Orlando Ave	1926	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
110	850 Palm Ave	1954	—	7N	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
111	923 Palm Ave	1913	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
112	9000 Phyllis Ave	1926	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
113	928 N San Vicente Blvd	1958	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3).
114	8720 Shoreham Dr	1937	Shoreham Apartments/The Shoreham	3S/3CS/5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**
115	8731 Shoreham Dr	1951	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
116	8787 Shoreham Dr	1963	Shoreham Towers	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
117	1035 N Sierra Bonita Ave	1956	Riviera Apartments	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
118	141 N Swall Dr	1929	—	6Z	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
119	142 N Swall Dr	1936	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
120	517 N Sweetzer Ave	1926	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
121	921 N Sweetzer Ave	1951	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
122	925 N Sweetzer Ave	1951	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
123	1002 N Sweetzer Ave	1925	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
124	1014 N Sweetzer Ave	1927	—	5S3	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
125	1020 N Sweetzer Ave	1927	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
126	1040 N Sweetzer Ave	1926	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
127	1233 N Sweetzer Ave	1928	Coral Gables	7N	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.** *Research indicates that property was previously nominated for local designation as part of Courtyard Thematic Grouping in 1991. The property owner presented an appeal to City Council and Council chose to defer action regarding the property's significance indefinitely on May 18, 1992.*
128	1236 N Sweetzer Ave	1956	Sweetzer Palms	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
129	1258 N Sweetzer Ave	1955	Sweetzer Gardens	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
130	1282 N Sweetzer Ave	1923	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
131	1305 N Sweetzer Ave	1923	—	7N	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
132	1333 N Sweetzer Ave	1962	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
133	1127 N Vista St	1950	—	5B	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level and district evaluation through public comment. After intensive-level evaluation, appears eligible for local listing. After district evaluation, appears to contribute to a potential local historic district (5B). **See Table 10, DPR Form, and District Record.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
134	1141 N Vista St	1923	—	5B	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level and district evaluation through public comment. After intensive-level evaluation and district evaluation, appears eligible for local listing. After district evaluation, appears to contribute to a potential local historic district (5B). **See Table 10, DPR Form, and District Record.**
135	1153 N Vista St	1930	—	5B	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level and district evaluation through public comment. After intensive-level evaluation and district evaluation, appears eligible for local listing. After district evaluation, appears to contribute to a potential local historic district (5B). **See Table 10, DPR Form, and District Record.**
136	649 N West Knoll Dr	1923	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
137	910 N West Knoll Dr	1922	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
138	814 N West Knoll Dr	1930	—	5S3	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
139	868 N West Knoll Dr	1961	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
140	883 N West Knoll Dr	1931	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
141	8553 N West Knoll Dr	1927	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
142	816 Westbourne Dr	1955	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
143	820 Westbourne Dr	1955	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
144	642 Westmount Dr	1925	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**

Table 4. New Evaluations

#	Address	Year Built	Name	2026 Status Code	Notes
145	805 Westmount Dr	1923	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
146	840 Westmount Dr	1937	—	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
147	748 Willey Ln	1922	—	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Individual Historic Resources – Updated Evaluations

Previously Evaluated as Eligible

Sixty-six (66) properties were evaluated as appearing eligible for listing in national, state, and/or local registers during the 2008 multi-family survey and assigned status codes beginning with 3 or 5. They were re-surveyed and re-evaluated as part of the survey update. Properties evaluated as appearing eligible as part of a potential thematic grouping or discontinuous district in 2008 were re-evaluated as individual resources.

Eleven (11) of the 66 properties evaluated as appearing eligible in 2008 have since been designated. These properties were not re-evaluated, but this change is noted in **Table 5** below. These properties are also listed in **Table 2** above.

Of the 55 re-evaluated properties, 24 appear to be eligible for listing in national, state, and/or local registers; 22 do not appear to be eligible for listing either due to alterations that have occurred since the previous survey or the higher thresholds for individual significance, and 9 were not fully visible from the public right-of-way and could not be assessed.

These properties and recommended status codes are listed in **Table 5** below, and DPR 523 A and B forms are attached in **Appendix IV**. All 2008 status codes in **Table 5** were derived from the 2008 survey report.

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
1	1150 N Clark St	1920	—	5S3	6Z	Evaluated as appearing eligible in 2006 expedited review (5S3). City Council denied designation of property on November 20, 2006 (6Z). No new information since that time. **See DPR Form.**
2	1201 N Clark St	1913	—	5	7N	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
3	1234 N Crescent Heights Blvd	1941	—	5D3	3S/ 3CS/ 5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See Table 8 and District Record.**
4	1241 Crescent Heights Blvd	1949	Colonial Manor	5D3	3S/ 3CS/ 5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See Table 8 and District Record.**
5	1251 N Crescent Heights Blvd	1948	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See Table 8 and District Record.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
6	1263 N Crescent Heights Blvd	1939	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See Table 8 and District Record.**
7	1269 N Crescent Heights Blvd	1939	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See Table 8 and District Record.**
8	8863 Cynthia St	1912	—	5D	5D1	Designated as part of Old Sherman Thematic Grouping in 2012. **See Table 2**.
9	8863 1/2 Cynthia St	1912	—	5D	5D1	Designated as part of Old Sherman Thematic Grouping in 2012. **See Table 2**.
10	8865 Cynthia St	1912	—	5D	7N	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008 (5D). Included in 2022-2023 reconnaissance survey update. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
11	8867 Cynthia St	1912	—	5D[242]	5D1	Designated as part of Old Sherman Thematic Grouping in 2010. **See Table 2** .
12	8875 Cynthia St	2012	—	5D	7N	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008 (5D). Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N). **See DPR Form.**
13	8836 De Longpre Ave	1936	—	5D3	3S/ 3CS/ 5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**
14	1319 N Fairfax Ave	1939	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
15	1321 N Fairfax Ave	1939	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
16	1228 N Flores St	1918	—	5	5S1	Designated as individual resource in 2010. **See Table 2**.

[242] The 2008 DPR Form and Appendix A: Reconnaissance Matrix list a status code of 7 for 8667 Cynthia Street, but the text of the evaluation indicates that this may have been an error and a 5D status code was intended.

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
17	1125 N Formosa Ave	1911	—	5	6Z	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
18	7264 Fountain Ave	1916	—	5D3	7N	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
19	7300 Fountain Ave	1910	—	5	6Z	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
20	7546 Fountain Ave	1912	—	5	7N	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
21	7800 Fountain Ave	1915	—	5	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
22	8427 Fountain Ave	1948	Chateau Frontenac	5D3	3S/ 3CS/ 5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
23	1135 N Fuller Ave	1914	—	5	6Z	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
24	1243 N Fuller Ave	1909	—	5	5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
25	1151 N Genesee Ave	1915	—	5	5S3	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
26	7512 Hampton Ave	1914	—	5	5S3	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in Lexington-Curson Residential Historic Survey study in 2017 and 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
27	7518 Hampton Ave	1916	—	5	5S3	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in Lexington-Curson Residential Historic Survey study in 2017 and 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
28	7526 Hampton Ave	1916	—	5	6Z	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
29	9027 Harratt St	1910	—	5	7N	Evaluated as appearing eligible for Sherman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
30	1263 Havenhurst Dr	1939	—	5D3	5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
31	1316 Havenhurst Dr	1942	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
32	1332 Havenhurst Dr	1919	—	5	5S3	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
33	1350 Havenhurst Dr	1941	—	5D3	5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
34	1401 Havenhurst Dr	1939	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
35	1260 N Hayworth Ave	1946	—	5D3	5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
36	1270 N Hayworth Ave	1936	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
37	1315 N Hayworth Ave	1930	—	5D3	5S1	Designated as individual resource in 2016. **See Table 2.**
38	1321 N Hayworth Ave	1941	—	5D3	3S/ 3CS/ 5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
39	1325 N Hayworth Ave	1937	—	5D3	3S/ 3CS/ 5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**
40	1400 N Hayworth Ave	1954	Hollywood Riviera	3S	5S1	Designated as individual resource in 2016. **See Table 2**.
41	1420 N Hayworth Ave	1922	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008(5D3). Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
42	1440 N Hayworth Ave	1933	—	5D3	5D1	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. West Hollywood Register of Cultural Resources indicates it was already designated as part of Courtyard Thematic District in 1999. **See Table 2.**
43	1441 N Hayworth Ave	1938	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008(5D3). Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
44	1127 Horn Ave	1949	Sunset Patios	3S	5S1	Designated as individual resource in 2016. **See Table 2.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
45	8953 Keith Ave	1915	—	5	5S3	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008 . Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
46	1128 Larrabee St	1951	—	5S3	6Z	Evaluated as appearing eligible for local listing in 2008. City Council denied designation of property on April 4, 2011. No new information since that time. **See DPR Form.**
47	1274 N Laurel Ave	1948	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
48	1401 N Laurel Ave	1936	—	5D3	3S/ 3CS/ 5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See DPR Form.**
49	1417 N Laurel Ave	1940	—	5D3	5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
50	7612 Norton Ave	1912	—	5	6Z	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in Lexington-Curson Residential Historic Survey study in 2017 and 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
51	7616 Norton Ave	1914	—	5	5S3	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in Lexington-Curson Residential Historic Survey study in 2017 and 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
52	7712 Norton Ave	1915	—	5	7N	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in Lexington-Curson Residential Historic Survey study in 2017 and 2022-2023 reconnaissance survey update. Not visible from the public right-of-way (7N). **See DPR Form**.
53	7726 Norton Ave	1917	—	5	6Z	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
54	7953 Norton Ave	1923	—	5D3	5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
55	7956 Norton Ave	1925	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
56	8028 Norton Ave	1939	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
57	8209 Norton Ave	1905	—	5S3	5S3	Evaluated as appearing eligible for local listing in 2008 (5S3). Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
58	918 Palm Ave	1910	—	5	5S3	Evaluated as appearing eligible for Sherman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
59	972 N San Vicente Blvd	1905	—	5	7N	Evaluated as appearing eligible for Sherman thematic grouping in 2008. Included in 2022-2023 reconnaissance survey update. Not visible from the public right-of-way (7N). **See DPR Form.**
60	1019 N San Vicente Blvd	1926	—	5S3	5S3	Evaluated as appearing eligible for local listing in 2008 (5S3). Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
61	1029 N Sweetzer Ave	1949	—	5D3	6Z	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
62	1221 N Sweetzer Ave	1939	—	5D3	5S3	Evaluated as appearing eligible for potential Garden Court Thematic District in 2008. Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
63	1285 N Sweetzer Ave	1953	Fountain Lanai	3S	5S1	Designated as individual resource in 2010. **See Table 2**.
64	1422 N Sweetzer Ave	1952	—	3S	5S2	Evaluated as appearing eligible for national, state, and local listing in 2008 (3S). Recommended for local designation by West Hollywood HPC in 2010 (5S2). Final City Council vote suspended indefinitely. **See DPR Form.**
65	1237 N Vista St	1917	—	5	5S1/ 5D3	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Listed as individual resource in West Hollywood Register of Cultural Resources (5S1). **See Table 2**. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See Table 10 and District Record.**

Table 5. Previously Evaluated as Eligible

#	Address	Year Built	Name	2008 Status Code	2026 Status Code	Notes
66	1241 N Vista St	1917	—	5	5S1/ 5D3	Evaluated as appearing eligible for potential Craftsman thematic grouping in 2008. Listed as individual resource in West Hollywood Register of Cultural Resources (5S1). **See Table 2**. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See Table 10 and District Record.**

Previously Evaluated as Ineligible

Eighty (80) properties were evaluated as appearing ineligible during the 2008 multi-family survey and assigned a 6Z status code. They were re-surveyed as part of the survey update to confirm whether the previous finding was still valid.

There was no change to the finding for 43 properties. Three (3) were not visible from the public right-of-way and could not be assessed. Twenty-six (26) were demolished and replaced with new construction or vacant at the time of survey. Ten (10) properties were re-evaluated because:

- They were constructed in 1920 or earlier and retained integrity; or
- The full 2008 evaluation was incomplete or missing from the survey report; or
- An expedited review was requested; or
- They were identified for intensive-level evaluation through public comment.

As a result of these re-evaluations, 1 property appears to be eligible for listing in the local register, 7 still do not appear to be eligible for listing, and 2 were not visible and could not be assessed.

These properties and recommended status codes are listed in **Table 6** below, and DPR 523 A and B forms for the 8 updated evaluations are attached in **Appendix IV**. All 2008 status codes in **Table 6** were derived from the 2008 survey report.

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
1	1047 N Crescent Heights Blvd	1924	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
2	1048 N Curson Ave	1921	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
3	8833 Cynthia St	2009	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building since demolished, property occupied by post-1984 construction.
4	8871 Cynthia St	1912	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
5	8957 Cynthia St	1914	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Not visible from the public right-of-way (7N).

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
6	8970 Cynthia St	1918	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
7	1230 N Fairfax Ave	1914	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
8	1236 N Fairfax Ave	c. 2023	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building since demolished, property occupied by post-1984 construction.
9	1123 N Formosa Ave	c. 2023	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 multi-family reconnaissance survey update. Building since demolished, property occupied by post-1984 construction.
10	7504 Fountain Ave	1917	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
11	7706 Fountain Ave	1915	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
12	7712 Fountain Ave	1915	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
13	7770 Fountain Ave	1919	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
14	7804 Fountain Ave	1917	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 multi-family reconnaissance survey update. Identified for intensive-level evaluation through public comment. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
15	7810 Fountain Ave	1915	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
16	8265 Fountain Ave	2009	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
17	1050 N Gardner St	2005	6Z	7N	Demolished just prior to 2008 reconnaissance survey and assigned a 6Z. Included in 2022-2023 reconnaissance survey update. Property occupied by post-1984 construction (7N).
18	1234 N Gardner St	1913	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
19	1246 N Gardner St	1915	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
20	1046 N Genesee Ave	1920	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey (6Z). Included in 2022-2023 multi-family reconnaissance survey update. Approved for redevelopment on September 13, 2019 (6Z). No new information since that time. **See DPR Form.**
21	1050 N Genesee Ave	1923	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Not visible from the public right-of-way (7N).
22	1116 N Genesee Ave (7738 Norton Ave)	1915	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey; however, the evaluation only addressed the Spanish Colonial Revival duplex to the rear (1116 N. Genesee). 7738 Norton Avenue was included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
23	1246 N Genesee Ave	1919	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
24	7510 Hampton Ave	1919	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. Included in 2022-2023 multi-family reconnaissance survey update and identified for intensive-level evaluation through public comment. Does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
25	7511 Hampton Ave	1916	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
26	7520 Hampton Ave	1916	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
27	955 Hancock Ave	1910	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Not visible from the public right-of-way (7N).
28	1006 Hancock Ave	c. 2023	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
29	1026 Hancock Ave	1911	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
30	8826 Harratt St	1906	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
31	1345 Havenhurst Dr	2017	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
32	1234 N Hayworth Ave	1950	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
33	1350 N Hayworth Ave	1953	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
34	913 Hilldale Ave	2019	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
35	926 Hilldale Ave	1912	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Identified for intensive-level evaluation update due to its age. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
36	1010 Hilldale Ave	1904	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
37	1217 Horn Ave	2014	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
38	617 Huntley Dr	1918	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Not visible from the public right-of-way (7N).
39	649 Huntley Dr	2018	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
40	656 Huntley Dr	—	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
41	811 Huntley Dr	1922	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
42	8931 Keith Ave	1907	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
43	9001 Keith Ave	1939	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
44	1136 N La Cienega Blvd	1936	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
45	1120 Larrabee St	1905	6Z	7R	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property vacant at time of survey (7R).
46	1145 Larrabee St	1956	6Z	5S3	Evaluated in 2008 survey and assigned 6Z status code; however, DPR 523 B form was missing and full evaluation could not be reviewed. Included in 2022-2023 multi-family reconnaissance survey update. Identified for intensive-level evaluation update due to incomplete documentation. evaluated as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See DPR Form.**
47	1223 Larrabee St	2014	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
48	1238 Larrabee St	1937	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
49	1244 Larrabee St	1930	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
50	7507 Lexington Ave	1919	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. Included in 2022-2023 multi-family reconnaissance survey update. Identified for intensive-level evaluation update through public comment. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**
51	7523 Norton Ave	1911	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
52	7708 Norton Ave	1915	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
53	7922 Norton Ave	1902	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
54	8008 Norton Ave	1954	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
55	8017 Norton Ave	1938	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
56	8116 Norton Ave	1913	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
57	1021 N Ogden Dr	c. 2023	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
58	1024 N Ogden Dr	1921	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Not fully visible from public right-of-way, could not be assessed (7N). **See DPR Form.**

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
59	1032 N Ogden Dr	1919	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
60	1200 N Ogden Dr	1915	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
61	901 N Orange Grove Ave	1919	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
62	909 N Orange Grove Ave	1949	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
63	931 N Orange Grove Ave	1919	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
64	950 N Orange Grove Ave	2007	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
65	1220 N Orange Grove Ave	2009	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
66	1253 N Orange Grove Ave	1916	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Not fully visible from public right-of-way, could not be assessed (7N).
67	500 N Orlando Ave	2012	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
68	611 N Orlando Ave	2016	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
69	844 N San Vicente Blvd	1907	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
70	1013 N Spaulding Ave	c. 2023	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
71	1040 N Spaulding Ave	2014	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
72	148 N Swall Dr	—	6Z	7R	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 multi-family reconnaissance survey update. Building evaluated in 2008 demolished, property vacant at time of survey (7R).
73	533 N Sweetzer Ave	1928	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
74	1200 N Sweetzer Ave	2009	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).
75	1280 N Sweetzer Ave	1916	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 multi-family reconnaissance survey update. Identified for intensive-level evaluation update due to its age. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
76	809 N West Knoll Dr	1924	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
77	714 Westbourne Dr	2008	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).

Table 6. Previously Evaluated as Ineligible

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
78	914 N Wetherly Dr	1913	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 multi-family reconnaissance survey update. Intensively evaluated as individual resource for expedited review. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form.**
79	722 Willey Ln	1917	6Z	6Z	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update and previous finding (6Z) remains valid.
80	8314 Willoughby Ave	2020	6Z	7N	Evaluated as appearing ineligible for national, state, or local listing in 2008 survey. Included in 2022-2023 reconnaissance survey update. Building evaluated in 2008 demolished, property now occupied by post-1984 construction (7N).

Previously Recorded but Not Evaluated

Six (6) properties were recorded on DPR Forms during the 2008 multi-family survey but were not fully evaluated because they were not accessible or visible from the public right-of-way.

They were included in the 2022-2023 multi-family reconnaissance survey update to confirm whether the previous finding remained valid. One (1) property was evaluated and assigned a status code of 6Z; 1 property was identified as post-1984 through assessor's data; and the remaining 4 are still not visible from the public right-of-way.

These properties and recommended status codes are listed in **Table 7** below, and DPR 523 A and B forms for the updated evaluation are attached in **Appendix III**. All 2008 status codes in **Table 7** were derived from the 2008 survey report.

Table 7. Previously Recorded but not Evaluated

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
1	7740 Hampton Ave	1915	7	6Z	Recorded on DPR Form but not sufficiently visible from public right-of-way for intensive-level evaluation in 2008. Included in 2017 in the Lexington-Curson Residential Historic Resources Survey study and 2022-2023 multi-family reconnaissance survey update. Identified for intensive-level evaluation through public comment. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See DPR Form**.
2	912 N San Vicente Blvd	2009	7	7N	Recorded on DPR Form but not sufficiently visible from public right-of-way for intensive-level evaluation in 2008. Identified as post-1984 in assessor parcel data (7N).
3	1217 N Harper Ave	1913	7	7N	Recorded on DPR Form but not sufficiently visible from public right-of-way for intensive-level evaluation in 2008. Included in 2022-2023 reconnaissance survey update. Still Not fully visible from public right-of-way, could not be assessed (7N).
4	1401 N Harper Ave	1917	7	7N	Recorded on DPR Form but not sufficiently visible from public right-of-way for intensive-level evaluation in 2008. Included in 2022-2023 reconnaissance survey update. Still Not fully visible from public right-of-way, could not be assessed (7N).
5	8117 Norton Ave	1908	7	7N	Recorded on DPR Form but not sufficiently visible from public right-of-way for intensive-level evaluation in 2008. Included in 2022-2023 reconnaissance survey update. Still Not fully visible from public right-of-way, could not be assessed (7N).

Table 7. Previously Recorded but not Evaluated

#	Address	Year Built	2008 Status Code	2026 Status Code	Notes
6	1265 N Curson Ave	1914	7	7N	Recorded on DPR Form but not sufficiently visible from public right-of-way for intensive-level evaluation in 2008. Included in 2022-2023 reconnaissance survey update. Still Not fully visible from public right-of-way, could not be assessed (7N).

Potential Historic Districts

Two study areas were identified for evaluation as potential historic districts through public comment, one on Crescent Heights Boulevard and one on Vista Street.

Crescent Heights Study Area

The Crescent Heights Study Area consists of parcels on the east and west sides of the street between Fountain Avenue to the north and Norton Avenue to the south (see **Figure 25**). The area was evaluated as a potential historic district; however, it does not appear to be eligible for designation because it is not a geographically definable area that is meaningfully differentiated from its surroundings and lacks a concentration of properties that are visually or historically unified in such a way that would constitute a historic district.

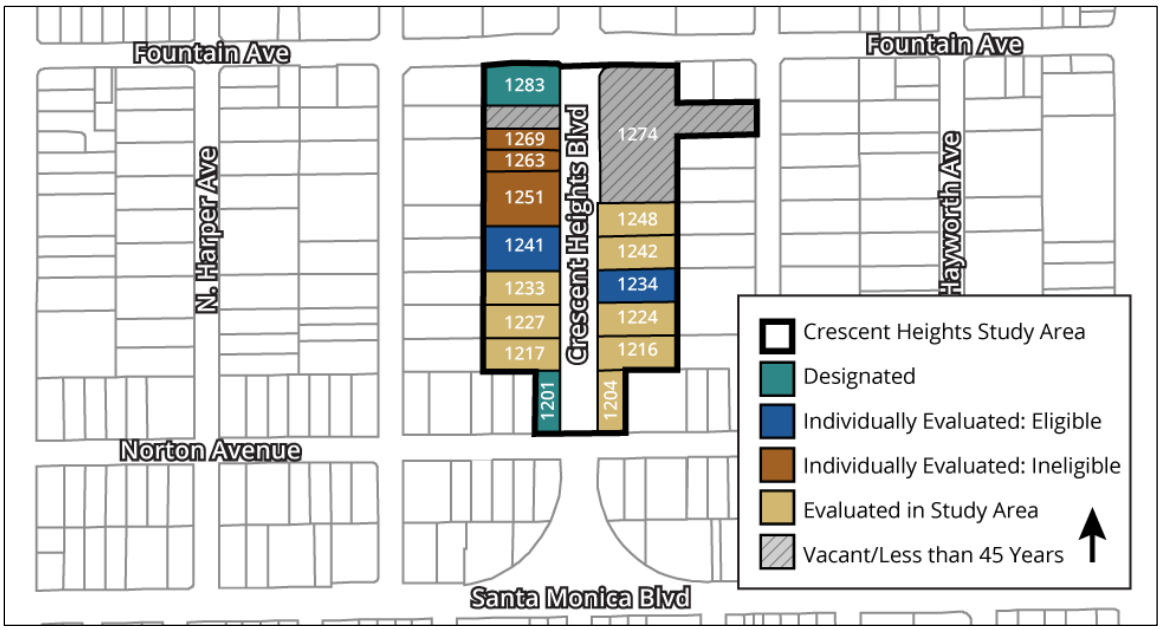

Figure 25: Crescent Heights Study Area map (GPA Consulting, City of West Hollywood).

Two properties within the Crescent Heights Boulevard Study area are locally designated and two were individually evaluated as appearing eligible for designation as part of this survey update; however, the intervening properties are generally unremarkable.

The properties in the Crescent Heights survey area and recommended status codes are listed in **Table 8** and the District Record (DPR 523 A, D and J forms) is attached in **Appendix V**.

Table 8. Crescent Heights Study Area

#	Address	Year Built	2026 Status Code	Notes
1	1201 N Crescent Heights Blvd (Villa Italia)	1931	5S1	Villa Italia. Individually listed in West Hollywood Register of Cultural Resources. **See Table 2.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
2	1204 N Crescent Heights Blvd	1953	6Z	Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
3	1216 N Crescent Heights Blvd	1950	6Z	Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
4	1217 N Crescent Heights Blvd	1951	6Z	Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
5	1224 N Crescent Heights Blvd	1950	6Z	Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
6	1227 N Crescent Heights Blvd	1950	6Z	Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
7	1233 N Crescent Heights Blvd	1950	6Z	Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**

Table 8. Crescent Heights Study Area

#	Address	Year Built	2026 Status Code	Notes
8	1234 N Crescent Heights Blvd	1941	3S/3CS/5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See Table 5 and DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
9	1241 N Crescent Heights Blvd	1949	3S/3CS/5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for national, state, and local listing (3S/3CS/5S3). **See Table 5 and DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
10	1242 N Crescent Heights Blvd	1957	6Z	Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
11	1248 N Crescent Heights Blvd	1950	6Z	Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
12	1251 N Crescent Heights Blvd	1948	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See Table 5 and DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**

Table 8. Crescent Heights Study Area

#	Address	Year Built	2026 Status Code	Notes
13	1263 N Crescent Heights Blvd	1939	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See Table 5 and DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
14	1269 N Crescent Heights Blvd	1939	6Z	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, does not appear eligible for national, state, or local listing (6Z). **See Table 5 and DPR Form.** Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
15	1274 N Crescent Heights Blvd	1985	7N	Less than 45 years of age, assigned 7N. Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
16	1283 N Crescent Heights Blvd	1928	5S1	La Fontaine. Individually listed in West Hollywood Register of Cultural Resources. **See Table 2**. Identified for district evaluation as part of Crescent Heights study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**

De Longpre Study Area

The De Longpre Study Area consists of parcels on the north and south sides of the street between Sweetzer Avenue to the west and Harper Avenue to the east (see **Figure 25**). The area was evaluated as a potential historic district; however, it does not appear to be eligible for designation because it is not meaningfully differentiated from its surroundings and lacks a concentration of properties that are visually or historically unified in such a way that would constitute a historic district.

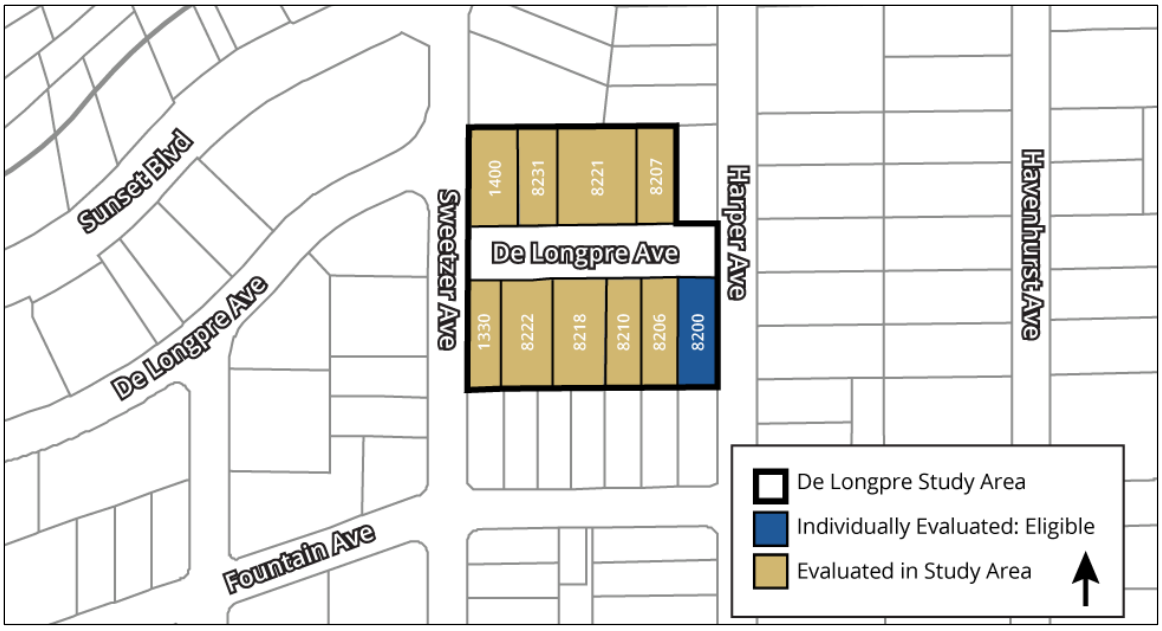

Figure 26: De Longpre Study Area map (GPA Consulting, City of West Hollywood).

One property within the De Longpre Study Area was individually evaluated as appearing eligible for designation as part of this survey update; however, the intervening properties are generally unremarkable.

The properties in the Crescent Heights survey area and recommended status codes are listed in **Table 9** and the District Record (DPR 523 A, D and J forms) is attached in **Appendix V**.

Table 9. De Longpre Study Area

#	Address	Year Built	2026 Status Code	Notes
1	8200 De Longpre Ave	1951	5S3	Included in 2022-2023 reconnaissance survey update. Appeared to warrant further study as individual resource. After intensive-level evaluation, appears eligible for local listing (5S3). **See Table 4 and DPR Form.** Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**

Table 9. De Longpre Study Area

#	Address	Year Built	2026 Status Code	Notes
2	8206 De Longpre Ave	1955	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
3	8207 De Longpre Ave	1957	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
4	8210 De Longpre Ave	1950	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
5	8218 De Longpre Ave	1955	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
6	8221 De Longpre Ave	1956	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
7	8222 De Longpre Ave	1953	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
8	8231 De Longpre Ave	1957	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
9	1330 N Sweetzer Ave	1964	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**
10	1400 N Sweetzer Ave	1962	6Z	Identified for district evaluation as part of De Longpre study area through public comment. After district evaluation, study area does not appear to constitute a historic district. **See District Record.**

Vista Street Residential Historic District

The Vista Street Residential Historic District includes prewar properties on the east and west sides of N. Vista Street between Fountain Avenue to the north and Santa Monica Boulevard to the south (see **Figure 27**, below). The district appears to be eligible for local designation under Criterion A2 and A3 as a notable concentration of single- and multi-family residential properties, particularly duplexes, that reflect historic residential development trends in West Hollywood and coincide with the geographically definable boundaries of early twentieth-century tract maps.

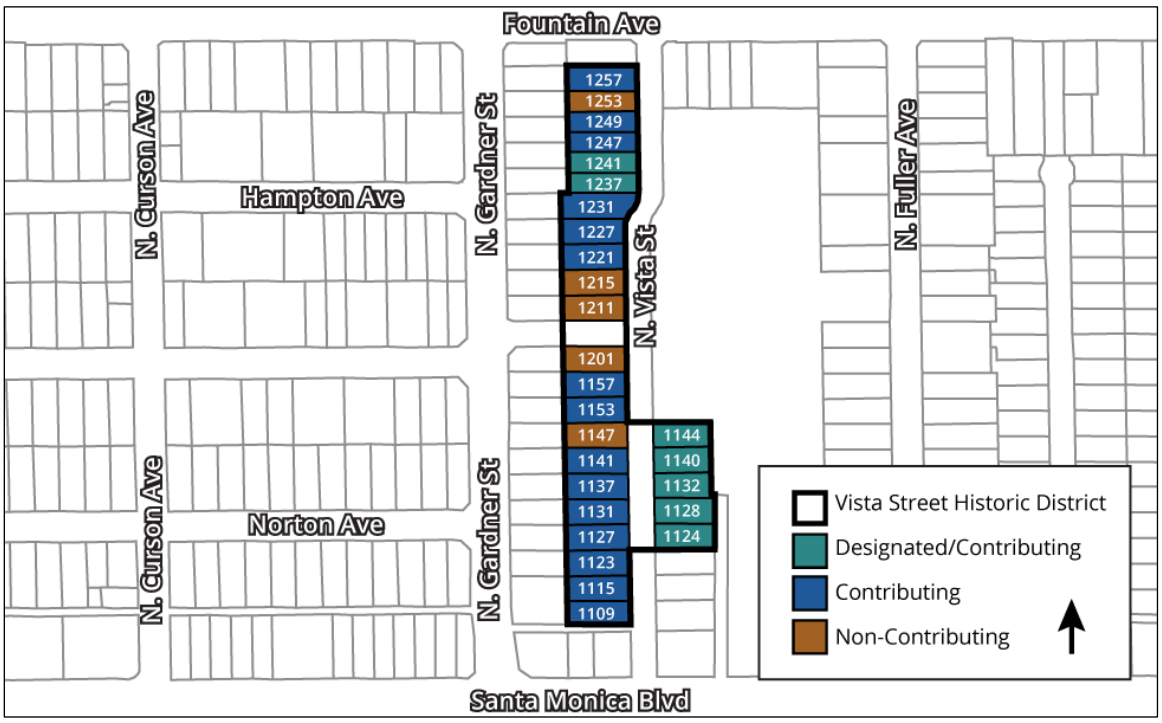

Figure 27: Vista Street Residential Historic District map (GPA Consulting, City of West Hollywood).

Seven properties in the district are locally designated, including the Plummer Park Apartment Grouping. Three properties were also evaluated as individual resources.

The properties in the Vista Street Residential Historic District and recommended status codes are listed in **Table 10** and the District Record (DPR 523 A, D and J forms) is attached in **Appendix V**.

Table 10. Vista Street Residential Historic District

#	Address	Year Built	Rec'd Status Code	C/NC	Notes
1	1109 N Vista St	1929	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
2	1115 N Vista St	1929	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
3	1123 N Vista St	1924	5D3	Contributing (Altered)	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to a potential local district (5D3). **See District Record.**
4	1124 N Vista St	1929	5D1/ 5D3	Contributing	Listed as contributor to Plummer Park Apt. Grouping in West Hollywood Register of Cultural Resources (5D1). **See Table 2**. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
5	1127 N Vista St	1924	5B	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level and district evaluation through public comment. After intensive-level evaluation, appears eligible for local listing. After district evaluation, appears to contribute to a potential local historic district (5B). **See Table 4, DPR Form, and District Record.**
6	1128 N Vista St	1929	5D1/ 5D3	Contributing	Listed as contributor to Plummer Park Apt. Grouping in West Hollywood Register of Cultural Resources (5D1). **See Table 2**. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**

Table 10. Vista Street Residential Historic District

#	Address	Year Built	Rec'd Status Code	C/NC	Notes
7	1131 N Vista St	1924	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
8	1132 N Vista St	1929	5D1/ 5D3	Contributing	Listed as contributor to Plummer Park Apt. Grouping in West Hollywood Register of Cultural Resources (5D1). **See Table 2**. Identified for district evaluation through public comment. appears to contribute to potential Vista Street Residential local historic district (5D3). **See District Record.**
9	1137 N Vista St	1938	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. appears to contribute to potential Vista Street Residential local historic district (5D3). **See District Record.**
10	1140 N Vista St	1930	5D1/ 5D3	Contributing	Listed as contributor to Plummer Park Apt. Grouping in West Hollywood Register of Cultural Resources (5D1). **See Table 2**. Identified for district evaluation through public comment. After district evaluation, a appears to contribute to potential Vista Street Residential local historic district (5D3). **See District Record.**
11	1141 N Vista St	1923	5B	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level and district evaluation through public comment. After intensive-level evaluation, appears eligible for local listing. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5B). **See Table 4, DPR Form, and District Record.**
12	1144 N Vista St	1930	5D1/ 5D3	Contributing	Listed as contributor to Plummer Park Apt. Grouping in West Hollywood Register of Cultural Resources (5D1). **See Table 2**. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3).**See District Record.**

Table 10. Vista Street Residential Historic District

#	Address	Year Built	Rec'd Status Code	C/NC	Notes
13	1147 N Vista St	1961	6Z	Non-Contributing (Post-dates period of significance)	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, does not appear to contribute to potential Vista Street Residential local historic district (6Z). **See District Record.**
14	1153 N Vista St	1930	5B	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for intensive-level and district evaluation through public comment. After intensive-level evaluation, appears eligible for local listing. After district evaluation, appears to contribute to potential Vista Street Residential local historic district (5B). **See Table 4, DPR Form, and District Record.**
15	1157 N Vista St	1923	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
16	1201 N Vista St	c. 2023	7N	Non-Contributing (Post-dates period of significance)	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, does not appear to contribute to a potential local Vista Street Residential Historic District. Less than 45 years of age (7N). **See District Record.**
17	1211 N Vista St	1923	6Z	Non-Contributing (Extensively Altered)	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, does not appear to contribute to a potential local Vista Street Residential Historic District (6Z). **See District Record.**
18	1215 N Vista St	1925	6Z	Non-Contributing (Extensively Altered)	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, does not appear to contribute to potential local Vista Street Residential Historic District (6Z). **See District Record.**
19	1221 N Vista St	1923	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**

Table 10. Vista Street Residential Historic District

#	Address	Year Built	Rec'd Status Code	C/NC	Notes
20	1227 N Vista St	1924	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
21	1231 N Vista St	1930	5D3	Contributing (Altered)	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
22	1237 N Vista St	1917	5S1/ 5D3	Contributing	Listed as individual resource in West Hollywood Register of Cultural Resources (5S1). **See Table 2.** Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
23	1241 N Vista St	1917	5S1/ 5D3	Contributing	Listed as individual resource in West Hollywood Register of Cultural Resources (5S1). **See Table 2.** Identified for district evaluation through public comment. After district evaluation, appears to contribute to potential local Vista Street Residential Historic District (5D3). **See District Record.**
24	1247 N Vista St	1918	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to a potential local district (5D3). **See District Record.**
25	1249 N Vista St	1917	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to a potential local district (5D3). **See District Record.**

Table 10. Vista Street Residential Historic District

#	Address	Year Built	Rec'd Status Code	C/NC	Notes
26	1253 N Vista St	1917	6Z	Non-Contributing (Extensively Altered)	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, does not appear to contribute to potential local Vista Street Residential Historic District (6Z). **See District Record.**
27	1257 N Vista St	1917	5D3	Contributing	Included in 2022-2023 reconnaissance survey update. Identified for district evaluation through public comment. After district evaluation, appears to contribute to a potential local district (5D3). **See District Record.**

Comparative Review

In order to effectively assign a status code to each property and assist the City with their long-term preservation planning efforts, GPA conducted a comparative review of properties that were neither eliminated from further consideration during the reconnaissance survey nor intensively evaluated as part of Phase 2 (see **Methodology** section, above). The comparative review was conducted using strategies outlined in the *National Register of Historic Places Best Practices Review* Issue No 4, "Evaluating Common Resources."[243]

As discussed in the **Methodology** section above, digital photographs from the reconnaissance survey were roughly sorted by property type to allow for more direct comparison between large groups of similar buildings. Properties of a similar type and style were compared to each other, and to properties that were previously listed or evaluated as appearing eligible for listing. The property type, architectural style, and integrity (based on visual observation) of each property was noted in a spreadsheet.

The parameters for considering each property were developed in coordination with City staff and tailored to the specific eligibility standards and periods of significance outlined in the **Contexts, Themes, and Eligibility Standards** section above. Based on the parameters, properties were assigned one of three status codes: *7N, 6L, or 6Z:

- *7N, indicating that further historical evaluation is recommended as part of any project review.

[243] National Park Service, "Evaluating Common Resources," *National Register of Historic Places Best Practices Review* 4 (July 2023), accessed August 2026, https://www.nps.gov/subjects/nationalregister/upload/BPR_common-resources-2023-07-27-REV.pdf.

- 6L, indicating the property does not appear to be a historical resource as the result of this study, but the findings should be reviewed as part of a subsequent historic resources survey update.
- 6Z, indicating the property does not appear to be a historical resource.

Single-Family Residences

Based on the eligibility standards established for the property type, the following parameters were used to assign status codes to single-family residences during the comparative review.

Status Code	Comparative Review Parameters
*7N	• Possesses character-defining features of the property type • Constructed 1925 or earlier
6L	• Possesses character-defining features of the property type **and** an architectural style • Appears to retain integrity • Constructed after 1925

6Z	• Regardless of integrity:
	  ○ Possesses character-defining features of the property type
	  ○ Constructed after 1925
	  ○ Does not possess character-defining features of an architectural style

Courtyard Apartments

Based on the eligibility standards established for each property type, the following parameters were used to assign status codes to properties that possess character-defining features of property types within the Courtyard Apartment theme.

Courtyard apartments are emblematic to the patterns of residential development in West Hollywood; as such, they are the only form of multi-family housing that has the potential to be eligible as an example of a property type under Criterion C/3/A1 or A4.

Bungalow Courts

Most bungalow courts in West Hollywood received a new or updated evaluation as part of this study. Any remaining examples of fully realized bungalow courts were assigned a *7N, indicating that further evaluation is recommended as part of any project review.

Prewar Courtyard Apartments

Status Code	Comparative Review Parameters
*7N	• Possesses character-defining features of the property type **and** an architectural style • Constructed 1945 or earlier • Appears to retain integrity

Status Code	Comparative Review Parameters
6L	• Possesses character-defining features of the property type **and** an architectural style • Constructed 1945 or earlier • Appears to have diminished integrity **OR** • Possesses character-defining features of the property type • Constructed 1945 or earlier • Appears to retain integrity • Does not possess character-defining features of an architectural style
6Z	• Possesses character-defining features of the property type • Constructed 1945 or earlier • Does not possess character-defining features of an architectural style • Appears to have diminished integrity **OR** • Possesses character-defining features of the property type • Constructed after 1945

Postwar Courtyard Apartments

Status Code	Comparative Review Parameters
*7N	• Possesses character-defining features of the property type **and** an architectural style • Constructed between 1945-1969 • Appears to retain integrity
6L	• Possesses character-defining features of the property type **and** an architectural style • Constructed between 1945-1969 • Appears to have diminished integrity **OR** • Possesses character-defining features of the property type • Constructed between 1945-1969 • Appears to retain integrity • Does not possess character-defining features of an architectural style
6Z	• Possesses character-defining features of the property type • Does not possess character-defining features of an architectural style • Appears to have diminished integrity **OR** • Possesses character-defining features of the property type • Constructed after 1969

Apartment Houses

Based on the eligibility standards established for each property type, the following parameters were used to assign status codes to properties within the Apartment Houses theme.

Duplexes and Fourplexes

Status Code	Comparative Review Parameters
*7N	• Possesses character-defining features of the property type **and** an architectural style • Constructed 1945 or earlier • Appears to retain integrity
6L	• Possesses character-defining features of the property type **and** an architectural style • Constructed 1945 or earlier • Appears to have diminished integrity

6Z	• Regardless of integrity:
	  ○ Possesses character-defining features of the property type
	  ○ Constructed 1945 or earlier
	  ○ Does not possess character-defining features of an architectural style
	OR
	• Possesses character-defining features of the property type
	• Constructed after 1945

Prewar Apartment Houses

Status Code	Comparative Review Parameters
*7N	• Possesses character-defining features of the property type **and** an architectural style • Constructed 1945 or earlier • Appears to retain integrity
6L	• Possesses character-defining features of the property type **and** an architectural style • Constructed 1945 or earlier • Appears to have diminished integrity

6Z	• Regardless of integrity:
	  ○ Possesses character-defining features of the property type
	  ○ Constructed 1945 or earlier
	  ○ Does not possess character-defining features of an architectural style
	OR
	• Possesses character-defining features of the property type
	• Constructed after 1945

Stucco Boxes/Dingbats

Status Code	Comparative Review Parameters
*7N	• Possesses character-defining features of the property type **and** an architectural style • Constructed between 1945-1962 • Appears to retain integrity
6L	• Possesses character-defining features of the property type **and** an architectural style • Constructed between 1945-1962 • Appears to have diminished integrity

6Z	• Regardless of integrity:
	  ○ Possesses character-defining features of the property type
	  ○ Constructed between 1945-1962
	  ○ Does not possess character-defining features of an architectural style
	OR
	• Possesses character-defining features of the property type
	• Constructed after 1962

Postwar Apartment Houses

Status Code	Comparative Review Parameters
*7N	• Possesses character-defining features of the property type **and** an architectural style • Constructed between 1963-1980 • Appears to retain integrity
6L	• Possesses character-defining features of the property type **and** an architectural style • Constructed between 1963-1980 • Appears to have diminished integrity

6Z	• Regardless of integrity:
	  ○ Possesses character-defining features of the property type
	  ○ Constructed between 1963-1980
	  ○ Does not possess character-defining features of an architectural style
	OR
	• Possesses character-defining features of the property type
	• Constructed after 1980.

Apartment Towers

Based on the eligibility standards established for each property type, the following parameters were used to assign status codes to properties within the Apartment Towers theme.

Prewar Apartment Towers

All Prewar Apartment Towers were previously designated, or received a new or updated evaluation as part of this study; no remaining examples were left for the comparative review.

Postwar Apartment Towers

Status Code	Comparative Review Parameters
*7N	• Possesses character-defining features of the property type **and** an architectural style • Constructed between 1963-1980 • Appears to retain integrity
6L	• Possesses character-defining features of the property type **and** an architectural style • Constructed between 1963-1980 • Appears to have diminished integrity

6Z	• Regardless of integrity:
	  ○ Possesses character-defining features of the property type, and
	  ○ Constructed between 1963-1980, and
	  ○ Does not possess character-defining features of an architectural style
	OR
	• Possesses character-defining features of the property type
	• Constructed after 1980

RECOMMENDATIONS

Future accommodations should be made for the limitations inevitable with a historic resources survey. Since the reconnaissance survey was conducted from the public right-of-way, there may be buildings or portions of buildings that were not visible to the project team from the public right-of-way, precluding the ability to prepare an evaluation or identify alterations obscured from view.

In the event that a property owner applies to alter or demolish a building that was assigned a 7N status code because it was not visible to the project team from the public right-of-way, GPA recommends that the building be evaluated as a potential historic resource by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards. The professional should determine if the building has the potential to qualify as an individual historic resource or the potential to contribute to a historic district. GPA recommends that properties assigned a 7N status code because they were less than 45 years of age at the time of survey be evaluated as they cross that age threshold.

Properties assigned a *7N status code were not selected for evaluation as a potential historic resource after the reconnaissance survey; however, they were not otherwise eliminated from further consideration and meet the parameters established for the **Comparative Review**. GPA recommends that the City request a streamlined historical resource evaluation, such as a letter or memo, to review and supplement this preliminary finding if a property owner applies to alter or demolish the building(s) on the property.

Properties assigned a 6L status code do not appear to be historical resources as part of this study; however, GPA recommends that these findings be reviewed as part of the scope of a subsequent historic resources survey update.

Every effort was made to identify and evaluate the best representative examples of the property types and architectural styles outlined in the themes from the historic context update in the R2, R3, and R4 zones; however, if a property owner applies to alter or demolish an unevaluated building that appears to have potential significance within one or more themes, the building should be evaluated as a potential historical resource by a qualified professional.

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