APPENDIX IV: DPR FORMS – UPDATED EVALUATIONS

Sorted Alphabetically by Address

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1150 N Clark St

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** _____ **T** _____ ;**R** _____ ; ____ **1/4 of** ____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1150 N Clark St City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5560-023-030

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story single-family residence in the Foursquare style built in 1920. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a hipped roof clad in composition shingles with overhanging open eaves and exposed rafter tails. There is one gabled dormer centered on the roof. Windows were not visible at the time of survey; property was largely boarded up at the time of survey. The main entryway is sheltered beneath a shallow projecting porch with a gabled roof, supported by simple wood posts. The door is obscured behind a metal security door. The building has a front yard area with shrubs and grass. There are mature trees on either side of the entrance and along the north edge of the property. A central concrete walkway provides access to the main entry porch. A brick driveway is located along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1920 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1150 N Clark St

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:**

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1920. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings **B10 Area:** West Hollywood

Period of Significance: 1895-1925 **Property Type:** Residential **Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in September 2006 as part of an expedited review during the 2008 survey. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as an individual resource.

1150 N. Clark Street is an unremarkable example of a Foursquare residence dating from the early twentieth century. As stated in the 2006 evaluation, it appears unlikely to meet eligibility requirements for individual significance within the context of historic residential trends or architecture/design, but technically meets local criterion B as one of few examples of a Foursquare residence within city limits, although they are ubiquitous in other parts of the region; however, City Council denied the local designation of 1150 N. Clark Street as an individual resource on November 20, 2006. No new information was revealed as a part of this updated evaluation; therefore, the property remains ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z).

Integrity could not be fully assessed as the property was boarded up at the time of survey.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood City Council Minutes, November 20, 2006.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings
Review Code Reviewer Date

Page 1 of 4 **Resource Name or #:** (Assigned by recorder) 1150 North Clark Street

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1150 North Clark Street City West Hollywood Zip 90035

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5560-023-030

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family residence is a late example of the Foursquare style. The two-story structure has a square plan and is capped by a pyramidal hip roof with gabled central dormer. A pair of wood framed vents is set in the dormer. Both the main roof and the dormer have open eaves that reveal rafter tails. Exterior walls, on both the main structure and the dormer, are clad with wooden clapboards. The main façade is symmetrically composed. A central entrance is located on the first floor; a single window opening fills each bay on each floor. A gabled portico over the central entry has a segmental arch that appears to be clad with wooden clapboards. The portico is supported by two pairs of wood posts that stand on a concrete foundation. Concrete porch steps connect the front cement walk to the entry. Windows on the main facade consist of tripartite windows on the first floor with paired one-over-one wooden double-hung sash arranged directly above them on the second floor. Each tripartite window is composed of a fixed center sash and flanking narrow one-over-one wood sash. Simple flat surrounds frame the windows. Both the condition and integrity of the building are good.

P3b. Resource Attributes: HP2 - Single Family Property HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1920--factual
(LA County Tax Assessor Records)

P7. Owner and Address:
1150 Clark Street, L.P.
256 26th Street, Suite 201
Santa Monica, CA 90402

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue, Suite 220
Pasadena, CA 91103

P9. Date Recorded: 9/22/06

P10. Survey Type (Describe)
City of West Hollywood Citywide R2, R3, R4 Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5S3*

Resource Name or #: (Assigned by recorder) *1150 North Clark Street*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Residential* B4. Present Use: *Rooming House*

B5. Architectural Style: *Foursquare*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** **Area**

Period of Significance **Property Type** *Residence* **Applicable Criteria**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1920, this residence is a late example of the Foursquare style. This "style", defined by its essential form rather than stylistic ornamentation, enjoyed great popularity in the United States from the the late 1890s through the 1920s. It spread to residential neighborhoods throughout California in this period through pattern books and Sears Roebuck & Company mail order kits. The Foursquare style is related to the contemporaneous Prairie and Colonial Revival styles in that it was governed by a simple, ordered design ethic that developed in response to the the ornate Victorian styles of the late nineteenth century. The popularity of the Foursquare style, along with the Craftsman style, waned as the popular interest in Period Revival styles grew in the 1920s. Character-defining features of the style include: a two-story box form, hipped roof, central front dormer and a frequently wide one-story front porch. Two extant examples of the nationally popular Foursquare style have been identified within the survey area in West Hollywood.

No original building permit was located in the City of West Hollywood's property records. According to County of Los Angeles Tax Assessor records, this single-family residence was originally constructed in 1920.

The building is indicated on the 1919 (revised to 1950) Sanborn map of Los Angeles (Volume 10). (The parcel was not included in the 1910 Sherman Sanborn map.) According to the 1919/1950 map, the building was located on a north-south block comprised primarily of single-family residences.

(See continuation sheet.)

B11. Additional Resource Attributes: *HP2 - Single Family Property* *HP3 - Multiple Family Property*

B12. References:

See Continuation Sheet.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: *Jeni Rohlin/Katie Wollan*
Architectural Resources Group

Date of Evaluation: *9/22/06*

(This space reserved for official comments.)

Tax Assessor records show the property owner as James E. Ledgerwood in 1920. Ledgerwood owned the property until 1939. Ledgerwood was listed in the Los Angeles City Directories from 1932 and 1938. No information was found concerning Ledgerwood on the Los Angeles Public Library's California Index or the Los Angeles Times Historical Database.

This residence appears essentially intact. The building retains most of its original material and there is no evidence of significant exterior alterations. The building retains its integrity of location, design, materials and workmanship. However, less than half of the surrounding housing stock extant in 1950 has survived and the property now stands among larger apartment buildings. As a result, the property's integrity of setting, feeling, and association are diminished.

Based on information identified as part of this survey, this building does not appear to be historically significant for its association with any person, event or broad pattern of events. However, this building is a good and intact example of a Foursquare style residence. Fieldwork completed to date has revealed only one other Foursquare residence within the City of West Hollywood's R2, R3, and R4 zones.

The City of West Hollywood has four Criteria for Designation of Cultural Resources, including "Criterion 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." For purposes of this review, ARG has interpreted the term "remaining" to mean "extant." It should be noted that Criterion B does not indicate that a building must be a significant example (only a characteristic example) or that it must represent a style with any special significance to the history of the City to meet this threshold.

Although the Foursquare type was well-represented in some other local communities developed at the same time, it did not have a significant presence in the area now incorporated as the City of West Hollywood, which appears to have had only a small handful of examples. Identification of this structure as "one of the few remaining examples" of the Foursquare property type does imply that this was the last of a body of such structures that had historically been a significant part of the cityscape. It does not appear that this property type was ever significant in the historical development of the City of West Hollywood.

The residence at 1150 Clark Street is an "example of distinguishing characteristics...of an architectural type," in this case the Foursquare. This particular example is within the technical definition of the type, as delineated in the DPR form, but it is not a particularly fine or fully realized example of a Foursquare house. Our conclusion is that the property at 1150 Clark Street is not an individually significant example of this historical property type.

However, as the City's code is written, the property appears to meet a minimum threshold under Criterion B and may, therefore, be eligible for listing as a City of West Hollywood cultural resource as one of two remaining (extant) examples in the city that possesses the distinguishing characteristics of a Foursquare style residence. The property does not appear eligible for individual listing on the National or California Registers. The property has not been evaluated as a potential contributor to any district, geographic or thematic.

N.B. This evaluation has been made at the request of the City of West Hollywood as part of a citywide historic resources survey of R2, R3 and R4 properties. The City requested that an expedited review be made for those properties included in the survey that have pending demolition permits. Analysis is based upon fieldwork completed through November 2005 and available historical information and previous surveys provided by the City of West Hollywood. A historic context statement has not been fully developed to guide evaluations. As a result, the conclusions are considered preliminary, are necessarily cautious, and may change in the final analysis.

B12. References:

County of Los Angeles Tax Assessor Records. Hall of Records.

Hanchett, Thomas. "The Four Square House Type in the United States." Perspectives in Vernacular Architecture, I. Columbia: University of Missouri Press for the Vernacular Architecture Forum, 1987.

Historic Resources Group for the City of West Hollywood. Historic Preservation Plan and General Plan Element, 1998.

Los Angeles Public Library. California Index. www.lapl.org

Los Angeles Times Historical Database.

Los Angeles City Directories, 1920, 1932, 1938.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1995.

Sanborn Fire Insurance Maps.
City of Los Angeles, California, Volume 10, 1919. Revised, 1950.

Winter, Robert. The California Bungalow. Los Angeles: Hennessy & Ingalls, 1980.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1201 N Clark St

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1201 N Clark St City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5560-024-022

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence built in 1913. Based upon satellite imagery, it appears to be roughly rectangular in shape with a cross-gabled roof clad in composition shingles with projecting eaves. The residence is accessed via a set of steep concrete stairs. At street level, there is a detached garage with a flat roof, stucco cladding, and a tilt-up door. Heavy vegetation and the topography of the lot obscure the residence from view.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1913 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 1201 N Clark St

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1913. Enlarge bathroom, revise existing retaining wall, 2002. Foundation underpinning, 2003.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of a potential Craftsman Thematic Grouping. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

This property was not fully visible from the public right-of-way at the time of survey due to vegetation and siting and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B02-002-252, B02-002-687, B03-002-952.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) 1201 N CLARK ST

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ ; **R** ___ ; ___ **1/4 of** ___ **1/4 of Sec** ___ ; _____ **B.M.**

c. Address 1201 North CLARK ST City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5560024022

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is largely obscured from view from the public right-of-way by mature vegetation. This Craftsman style bungalow was constructed in 1913 according to Los Angeles County property records. Oriented to the east, the house sits atop a hillside parcel and is reached by a step set of concrete stairs. Sanborn fire insurance maps indicate a slightly irregular rectangular plan. It is one-story tall and topped by a gablefront roof. A partial-width porch with a secondary gable extends across the southern half of the main facade. Decorative stickwork and braces fill the gable peaks. Field notes indicate that the building is sided with wooden clapboards. Fenestration could not be identified from the public right-of way. A one-car garage is located at the street level at the north line of the property. The property is enclosed by an iron gate.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing southwest
December 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1913
LA County Tax Assessor Records

P7. Owner and Address:
BROWN BRUCE TRUST
1252 OZETA TER
WEST HOLLYWOOD 90069

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:

☐ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☒ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5*

Resource Name or #: (Assigned by recorder) *1201 N CLARK ST*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood (Sherman)*

Period of Significance *1913* **Property Type** *Bungalow* **Applicable Criteria** *A1, A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 **Resource Name or #** (Assigned by Recorder) 1234 N Crescent Heights Blvd

*** P1. Other Identifier:**

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1234 N Crescent Heights Blvd City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-010-021

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Apartment House (Type B) in the Chateauesque style built in 1941. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of quoins, balconettes, stringcourses, and bas-relief panels. The building has a high hip roof clad in artificial slate shingles with flush eaves. The roof is accentuated by turrets and finials and arched attic vents that echo the appearance of dormers. Multi-light wood windows are primarily fixed or casement in operation and are arranged in pairs, bays, and groups. There are two entryways on the west-facing elevation consisting of wood-paneled doors within decorative surrounds. Individual units appear to be accessed from interior corridors.The building has a communal landscaped area with mature trees, shrubs, a fish pond, and walkways.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1941 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 3S/3CS/5S3

***Resource Name or #:** (Assigned by Recorder) 1234 N Crescent Heights Blvd

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival (Chateauesque)

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1941. Build deck and relocate water heater, 1998.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** A/C; 1/3; A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

1234 N. Crescent Heights Boulevard appears eligible for listing in the National Register (3S) and California Register (3CS) and for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the contexts of Multi-Family Residential Development and Residential Architectural Styles under national criterion A/C, state criterion 1/3, and local criteria A3 and A1 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of the Chateauesque style.

It possesses most character-defining features of Prewar Apartment House (Type B) property type and the French Revival (Chateauesque) architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
Apartments.com; City of West Hollywood Building Permit B98-000-034; Newspapers.com.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): Higher density luxury construction was a priority as West Hollywood became a fashionable and desirable place to live. Two- to five-story prewar apartment houses increased the number of rentable units on a lot. In addition to their architectural styling, features such as landscaping, signage, communal amenities, and a unique building name (like La Fontaine) helped to attract tenants. French Revival was a popular style for prewar apartment buildings. French Revival is a broad term that describes architecture influenced by a variety of French buildings, ranging from the ornate (Chateauesque) to the modest (French Provincial). The style is characterized by features such as steeply pitched roofs with dormers, turrets, and towers, decorative finials, cornice lines, and stringcourses.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1234-40 CRESCENT HEIGHTS BLVD*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ____; **R** ____; ____ **1/4 of** ____ **1/4 of Sec** ____; _____ **B.M.**

c. Address *1234-40 North CRESCENT HEIGHTS BLVD* City West Hollywood Zip *90046*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5554010021*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1234-1240 Crescent Heights is a two-story, eight-unit building in a late French Chateau revival style. The plan of the building is a dog-leg shape running east west, with the longer east-west leg bordering the main, front courtyard on the south. There is a second, smaller landscaped area in the crook of the smaller jog in the building at the back, facing the garages. These garages are located along the eastern end of the property. The building has a great deal of period-revival detail, including but not limited to, quoining, string-course moldings, ironwork, entrance canopies, diminutive decorative turrets, and slanted-bay windows. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1941

P7. Owner and Address:
LMF EQUITY LLC
1238 N CRESCENT HEIGHTS BLVD
LOS ANGELES, CA 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 **Resource Name or #** (Assigned by Recorder) 1241 N Crescent Heights Blvd

*** P1. Other Identifier:**

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ; **R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1241 N Crescent Heights Blvd City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-009-006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Postwar Courtyard Apartment in the Late American Colonial Revival style built in 1949. The building is u-shaped in plan. Exterior walls are stucco. Ornamentation consists of a belt course, wood window shutters, and fabric awnings. The building has a hipped roof clad in composition shingles with boxed eaves. There are two brick chimneys. Windows consist of multi-light steel casement windows arranged individually, in pairs, and in groups. There are multiple exterior entryways opening onto the courtyard, consisting of wood-paneled doors within decorative surrounds. At least two entrances are sheltered under full-height rounded porticos supported by slender wood posts. Individual units appear to be accessed from a combination of interior and exterior doors.The building has a central landscaped courtyard with dense shrubs, mature trees, and brick walkways.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1949 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 3S/3CS/5S3

***Resource Name or #:** (Assigned by Recorder) 1241 N Crescent Heights Blvd

B1. Historic Name: Colonial Manor B2. Common Name: Colonial Manor

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Late American Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1949. Replace wood deck and privacy screen, 2022.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Monroe Sandel **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Postwar Courtyard Apartments; Period Revival: Late American Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1940-1965 **Property Type:** Residential **Applicable Criteria:** A/C; 1/3; A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

1241 N. Crescent Heights Boulevard appears eligible for listing in the National Register (3S) and California Register (3CS) and for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the contexts of Multi-Family Residential Development and Residential Architectural Styles under national criterion A/C, state criterion 1/3, and local criteria A3 and A1 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of the Late American Colonial Revival style.It possesses most character-defining features of the Postwar Courtyard Apartment property type and Late American Colonial Revival architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts..

After World War II, much of Southern California underwent a building boom, predominantly single-family tract homes in newly developed suburbs. Due to West Hollywood's earlier building boom in the 1920s, there was little room for this type of construction. As a result, postwar construction consisted largely of infill to increase density to meet the demand for housing. During this period, the courtyard apartment property type evolved through the incorporation of economical construction techniques, midcentury detailing, and amenities intended to create a relaxed, indoor-outdoor atmosphere, including swimming pools, tropical plantings, and exterior balconies. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B22-0108; MLS; Newspapers.com

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): American Colonial Revival refers to a range of architectural styles inspired primarily by the buildings along the Atlantic Coast of 17th - and 18th-century America. This revivalism went through several periods of popularity, beginning around the centennial in 1876. Late American Colonial Revival is more stripped-down than its earlier counterparts, lending itself well to post-war construction. The style is characterized by symmetrical facades, pediments, and simplified features.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1241 N CRESCENT HEIGHTS BLVD

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1241 N CRESCENT HEIGHTS BLVD City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554009006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Colonial Revival building, otherwise known as "Colonial Manor," was built around a horseshoe-shaped plan, is two stories at the north block and two stories above a basement at the south block, and contains fourteen residential units. The roofs are hipped with moderate pitches and are covered by composition shingles. Chimneys are located at courtyard-facing facades. Exterior wall facing material is stucco. Windows are multi-lite metal casements, which are flanked by fixed, louvered, wood shutters at the second-story. Ornamentation adheres to a Colonial Revival vocabulary and consists of fluted corner pilasters, lintels, and sill courses. The main entrance is located in the middle of the east (primary) façade and is comprised of a wrought iron gate set atop a low brick wall. A brick path leads from the entrance gate to a deep, central courtyard. North and south courtyard-facing facades have balconies. The courtyard contains dense plantings located in central and perimeter planter areas and is marked by winding brick footpaths. A single-story garage with a flat roof is located to the west of the building. The courtyard and primary façades are landscaped with small bushes and mature trees. This building was designed in 1949 by Sandol (or something similar-the name is difficult to discern on the original building permit) for owner James S. Anzalak and constructed for $100,000. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1949
City of West Hollywood Bldg Records

P7. Owner and Address:
POWELL JOSEPHINE A TR
1249 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD 9004600

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1251 N Crescent Heights Blvd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____; **R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1251 N Crescent Heights Blvd City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-009-005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Postwar Courtyard Apartment built in 1948. The building is u-shaped in plan. Exterior walls are stucco. Ornamentation consists of metal lattices and a belt course. The building has a hipped roof clad in composition shingles with projecting boxed eaves. Non-original vinyl sliding windows with false muntins are arranged individually, in pairs, and in groups of three, as well as wrapping around corners of the building. Entrances are not visible from the public right-of-way; however, individual units appear to be accessed from interior corridors. There is a vehicular entrance to subterranean parking on the east elevation. The property has a central hardscaped courtyard with a swimming pool surrounded by planters. There are stairs and terraced landscaping at the front of the property with hedges and foundation plants.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1948 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1251 N Crescent Heights Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** No Style

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1948. Reroof 2012. Replace all windows, 2013.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Monroe Sandel **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Postwar Courtyard Apartments **B10 Area:** West Hollywood

Period of Significance: 1945-1969 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses some character-defining features of the Postwar Courtyard Apartment property type, but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design and materials have been diminished by the installation of non-original vinyl windows.

1251 N. Crescent Heights Boulevard was also evaluated as part of a potential district in the Crescent Heights Study Area; however, the block of Crescent Heights Boulevard between Fountain Avenue and Norton Avenue is not a definable geographic area that is meaningfully differentiated from its surroundings, and the properties within are not visually or historically unified in such a way that would constitute a historic district.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B12-000-891, B13-000-085.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1251 N CRESCENT HEIGHTS BLVD*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ____; **R** ____; ____ **1/4 of** ____ **1/4 of Sec** ____; _____ **B.M.**

c. Address *1251 N CRESCENT HEIGHTS BLVD* City West Hollywood Zip *90046*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5554009005*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story vernacular modernist apartment building has a square plan and a small court in the center with a swimming pool. The building sits over a subterranean garage with access near the center of the street façade. Exterior walls are finished in stucco and the lower part of the street façade is faced in brick. The hipped roof is clad in composition shingle and has overhanging eaves. A simple stringcourse molding at the sill level of the second-floor windows divides the first and second floors of the building. Fenestration consists of divided light metal casement windows of varying sizes; shutters flank windows on the second floor and decorative metal screen panels are located alongside some of the windows. Apartment entrances are located to the side of the building. A pair of short brick retaining walls to either side of the central subterranean garage bushes and a few trees. The building is in good condition and appears to have good integrity. Monroe Sanden (the name is difficult to discern on the building permit and may also read Sandol) designed the building in 1948 for owner James S. Amzalak. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1948
City of West Hollywood Bldg Records

P7. Owner and Address:
XENON INVESTMENT CORP
1015 GAYLEY AVE 1105
LOS ANGELES *9002400*

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1263-1269 N Crescent Heights Blvd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** _____ **T** _____ ;**R** _____ ; ____ **1/4 of** ____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1263-1269 N Crescent Heights Blvd City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-009-004, 5554-009-003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Courtyard Apartment in the Early American Colonial Revival style built in 1939. The two buildings are rectangular in plan. Exterior walls are stucco. Ornamentation consists of decorative window and door surrounds, quoins, and belt courses. The buildings have hipped roofs clad in composition shingles with boxed eaves and decorative molding. Multi-light wood windows are fixed, double-hung, or casement in operation. They are arranged individually and in tripartite bays. There is a multi-light octagonal window above the entry on the primary elevation. Visible entrances on the primary elevations consist of single wood-paneled doors within decorative pedimented surrounds with fluted pilasters. Individual units appear to be accessed from interior corridors.There is a front yard with mature trees and a concrete walkway separating the two buildings.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing west. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1939 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 6/10/2025

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1263-1269 N Crescent Heights Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Early American Colonial Revival

***B6. Construction History:** **(Construction date, alterations, and date of alterations)**
Constructed, 1939. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: J.J. Rees **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: Early American Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1919-1939 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Postwar Courtyard Apartment property type and Early Colonial Revival style, but lacks distinguishing architectural detailing when compared to similar, more fully realized examples of the property type in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

1263-1269 N. Crescent Heights Boulevard were also evaluated as part of a potential district in the Crescent Heights Study Area; however, the block of Crescent Heights Boulevard between Fountain Avenue and Norton Avenue is not a definable geographic area that is meaningfully differentiated from its surroundings, and the properties within are not visually or historically unified in such a way that would constitute a historic district.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 6/10/2025

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1263 N CRESCENT HEIGHTS BLVD*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address *1263 N CRESCENT HEIGHTS BLVD* City West Hollywood Zip *90046*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5554009004*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two story, hipped roof apartment building was designed in the Colonial Revival style. It is L-shaped in plan and is abutted by a courtyard landscaped with lush foliage on the north that is shared by an identical building located at 1269 Crescent Heights. Exterior walls are finished in stucco. Fenestration is composed primarily of multi-light wood sash windows; a large bay window is located at the north section of the first floor. Ornamentation at the primary façade includes balconies with decorative rail located on the second floor of the building. The edges of the primary façade are embellished with quoins. Access to the building is through a central door; apartment entries are also located on the north side along the landscaped courtyard. The condition and integrity of the building are good. J.J. Rees designed the building in 1939 for owner John M. Cameron; it was constructed for $24,900. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939
City of West Hollywood Bldg Records

P7. Owner and Address:
1263 N CRESCENT LLC
PO BOX 457007
SAN FRANCISO CA 6414700

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) 1269 N CRESCENT HEIGHTS BLVD

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ____; **R** ____; ____ **1/4 of** ____ **1/4 of Sec** ____; _____ **B.M.**

c. Address 1269 N CRESCENT HEIGHTS BLVD City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554009003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Colonial Revival style building is sited on a wide lot located near the middle of the west side of the block. Roughly rectangular in plan and two stories, the building is a symmetrical, mirror image of 1263 Crescent Heights; they enclose a deep, slender courtyard that opens toward the east (primary) façade. The roof is hipped, has a moderate pitch, and is covered with composition material. Exterior wall facing material is stucco. The façade fenestration pattern consists of a combination of square and octagonal multi-lite wood sash windows. The windows at the first floor of the primary façade is crowned by pediments or bayed and some windows at the second floor are embellished by balconets. The entrance door at the east façade is framed by fluted pilasters and capped by broken pediments in the Colonial Revival tradition. Dense landscaping of mature trees, shrubs, and deep swaths of lawn accent the front yards of 1263-1279 N. Crescent Heights Boulevard. The courtyard contains a large, rectangular swimming pool. Three automobile garages, rectangular in plan, are located to the west at the rear of the lot. The buildings were designed in 1939 by J.J. Rees for owner John M. Cameron and constructed for $24,900. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939
City of West Hollywood Bldg Records

P7. Owner and Address:
MIYAOKA MASASHI AND GRACE H
5281 TATTERSHALL AVE
WESTMINSTER CA 9268300

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8865 Cynthia St

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ;**R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 8865 Cynthia St City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4339-018-020

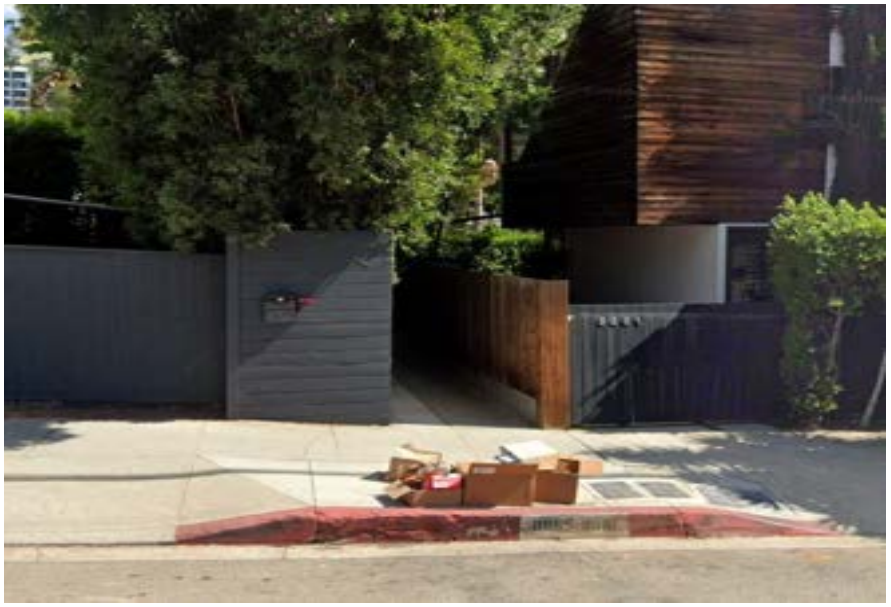
P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence built in 1912. Based on what is visible, the building is rectangular in plan. The building has a front-gable roof clad in composition shingles. The property is fully obscured from the public right-of-way as it is surrounded on all four sides by private property. It is accessed via a walkway that extends north from the sidewalk along Cynthia Street.

***P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing north (Google).

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1912 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 8865 Cynthia St

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Not Visible

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1912. Bathroom and closet addition, 2003. Solar panels added to roof, 2019.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of a potential Craftsman Thematic Grouping. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

This property was not fully visible from the public right-of-way at the time of survey due to its siting and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B03-003-318, B19-0007.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code *5D*
Other Listings
Review Code Reviewer Date

Page *1* of *3* **Resource Name or #:** (Assigned by recorder) *8865 CYNTHIA ST*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address *8865 CYNTHIA ST* City West Hollywood Zip *90069*

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *4339018020*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is not visible or accessible from the public right-of-way. Based on available information, it is expected that this property is similar in style and type (Craftsman bungalow) to those buildings that surround it. Descriptive information provided as part of this documentation is based on information from historic Sanborn maps and should be verified prior to any further action. Oriented to the west, the structure has a rectangular plan and is one story tall. A partial-width porch is located on the south side of the main façade and is incorporated under the main roof. Condition and integrity of the property are unknown.

Descriptive information, condition and integrity should be confirmed prior to any action by the City.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing north
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1912
LA County Assessor

P7. Owner and Address:
GEIPERT NADJA
8865 CYNTHIA ST
WEST HOLLYWOOD 90069

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5D*

Resource Name or #: (Assigned by recorder) *8865 CYNTHIA ST*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** **Area**

Period of Significance **Property Type** **Applicable Criteria**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B. In addition, it may be eligible for listing on the California and National Registers, at the local level of significance, as part of a Craftsman district on the north side of Cynthia Street, between San Vicente Boulevard and Larrabee Street.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8875 Cynthia St

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 8875 Cynthia St City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4339-018-038, 4339-018-039

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a multi-family residential building built in 2012.This property was previously evaluated as appearing eligible for local listing as a contributor to a potential Craftsman thematic grouping in the 2008 survey. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as an individual resource. The building evaluated in 2008 has since been demolished and the property is now occupied by post-1984 construction.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast (Google).

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
2012 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 Resource Name or #: (Assigned by recorder) *8875 CYNTHIA ST*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ ; **R** ___ ; ___ **1/4 of** ___ **1/4 of Sec** ___ ; _____ **B.M.**

c. Address *8875 CYNTHIA ST* City West Hollywood Zip *90069*

d. UTM: (Give more than one for large and/or linear resources) Zone ___ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *4339018023*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

According to county tax assessor records, this building was constructed in 1912. This single-family residence is a small but typical Craftsman-style bungalow. Oriented to the south, the building is one-story tall with a slightly irregular rectilinear plan; a small bump-out on the east side of the building extends from an otherwise rectangular plan. The building is topped with a gable-front roof with open eaves with exposed rafter tails, typical of the style. Exterior walls are clad with wooden clapboard, marked only by simple cornerboards and vented gable peaks. The main façade is symmetrically composed, beneath a full-width porch. The porch design is unique in its construction. Square porch columns set stop square piers are topped by a simple beam that again intersects with perpendicular braces below the center gable and at the ends of the gable. It is unclear whether these elements are original. Fenestration on the main façade is composed of a single window flanking each side of the central entrance. Windows one-over-one double-hung sash that appear to be non-original metal; however, these windows are set in original openings and casings. Windows and doors are trimmed with flared wooden surrounds. Both the condition and integrity of the property are good.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northwest
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1902
LA County Assessor Records

P7. Owner and Address:
HUSHAHN MAX V
8875 CYNTHIA ST
WEST HOLLYWOOD 90069

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page *2* **of** *2*

NRHP Status Code *5D*

Resource Name or #: (Assigned by recorder) *8875 CYNTHIA ST*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood (Sherman)*

Period of Significance *1902* **Property Type** *Bungalow* **Applicable Criteria** *A1, A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B. In addition, it may be eligible for listing on the California and National Registers, at the local level of significance, as part of a Craftsman district on the north side of Cynthia Street, between San Vicente Boulevard and Larrabee Street.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8336 De Longpre Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** _____ **T** _____ ;**R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 8336 De Longpre Ave City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-023-009

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2 and 3-story Prewar Apartment House (Type B) in the Chateauesque style built in 1936. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of corbels under projecting volumes, wood window shutters, wrought iron railings, and decorative door surrounds with dentilled headers and fluted pilasters. The building has a high hip roof clad in composition shingles with flared, boxed eaves. The roof is accentuated by arched attic vents that echo the appearance of dormers. There are three interior, stuccoed chimneys. There are variety of window types on the street-facing elevations, including multi-light wood fixed, casement, and transom windows; one-over-one double-hung wood windows; and tripartite projecting bays consisting of fixed wood windows with leaded glass. There are several entryways on the street-facing elevations consisting of wood doors with decorative surrounds. Individual units appear to be accessed by a combination of exterior and interior doors. There are numerous recessed and projecting balconies.The building has concrete walkways lined with hedges that curve through manicured lawns and around a circular planter with mature palms. Larger shrubs and trees are planted near unit entrances.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1936 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 3S/3CS/5S3

***Resource Name or #:** (Assigned by Recorder) 8336 De Longpre Ave

B1. Historic Name: Brandon Hall B2. Common Name: Brandon Hall

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival (Chateauesque)

***B6. Construction History: (Construction date, alterations, and date of alterations)**

Constructed, 1936. Soft-story retrofit at rear, 2020. Historic photos indicate that there may have originally been a rooftop sign on the building,

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** A/C; 1/3; A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

8336 De Longpre Avenue appears eligible for listing in the National Register (3S) and California Register (3CS) and for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the contexts of Multi-Family Residential Development and Residential Architectural Styles under national criterion A/C, state criterion 1/3, and local criteria A3 and A1 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of the Chateauesque style. It possesses most character-defining features of the Prewar Apartment House (Type B) property type and Chateauesque architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received.

Higher density luxury construction was a priority as West Hollywood became a fashionable and desirable place to live. Two- to five-story prewar apartment houses increased the number of rentable units on a lot. In addition to their architectural styling, features such as landscaping, signage, communal amenities, and a unique building name (like La Fontaine) helped to attract tenants. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Ancestry.com; brandonapts.com; City of West Hollywood Building Permit B20-0447; Los Angeles City Directories; Newspapers.com

B13. Remarks:

Sketch Map with north arrow required.



***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

B10. Significance (Continued from Page 2): French Revival is a broad term that describes architecture influenced by a variety of French buildings, ranging from the ornate (Chateauesque) to the modest (French Provincial). The style is characterized by features such as steeply pitched roofs with dormers, turrets, and towers, decorative finials, cornice lines, and stringcourses.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 8336-46 DE LONGPRE AVE

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 8336-46 DE LONGPRE AVE City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554023009

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

8336-46 De Longpre is an impressively sited, three-story, late French Chateau, eleven-unit residential building that follows the curve of De Longpre. The southern wing meets the southernmost part of the eastern wing at a right angle, but then cranks around diagonally to the northeast at the top of the building. The massing of the building contrasts two- and three-story sections that flow into each other because of the tall,steeply pitched roof. Bay windows, horizontal balconies, and the picturesque composition of the building make the building a memorable part of this section of De Longpre St., which is afforded views of the Sunset Tower Hotel, and Hart Park and the historic William S. Hart house. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing southeast
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1936

P7. Owner and Address:
No owner on file

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1319 N Fairfax Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1319 N Fairfax Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-002-007

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Apartment House (Type B) with French Revival influences built in 1939. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consist of quoins, wrought iron railings, and wood window shutters. The building has a hipped roof clad in composition shingles with boxed eaves. The roof is accentuated by arched attic vents that echo the appearance of dormers. There is one interior, stucco chimney. Original windows consist of four-over-over double-hung wood windows. Some have been replaced with single-hung vinyl windows. Entrances to individual units are obscured within deeply recessed entryways accessed by concrete stairs.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1939 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1319 N Fairfax Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1939. Reroof, 2007. Non-original windows installed at an unknown date.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Prewar Apartment House property type and French Revival architectural style, but is an unremarkable example with diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design and materials have been diminished by the installation of non-original vinyl windows.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B07-000-804.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1317-19 FAIRFAX AVE*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address *1317-19 North FAIRFAX AVE* City West Hollywood Zip *90046*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5554002007*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1317-19 Fairfax is a stucco-finished, ten-unit Minimalist Traditional style building with a hipped roof. The building has double-hung, wood windows and some quoining at corners and around entry doors. The plan of the building is L-shaped with the long leg of the L running east-west and the short leg at the western edge of the building. Garages are in a separate building at the western rear section of the property. The well-landscaped courtyard is open to the street. This building matches the architecture of, and complements, the two buildings to the north at 1321-1327 Fairfax. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939

P7. Owner and Address:
DEUTSCH,IGNAT E , et al.
PO BOX 46732
LOS ANGELES, CA 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1321-1325 N Fairfax Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1321-1325 N Fairfax Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-002-006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Courtyard Apartment building with French Revival influences built in 1939. Ornamentation consist of quoins, wrought iron railings, and wood window shutters. The building has a hipped roof clad in composition shingles with boxed eaves. The roof is accentuated by arched attic vents that echo the appearance of dormers. There are two interior, stucco chimneys. Original windows consist of double-hung wood windows. Many have been replaced with single-hung vinyl windows. Entrances to individual units are obscured within deeply recessed entryways accessed by concrete stairs.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1939 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1321-1325 N Fairfax Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1939. Rebuild carports, 2002. Reroof, 2005.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Prewar Courtyard Apartments; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Prewar Courtyard Apartment property type and French Revival architectural style, but is an unremarkable example with diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design and materials have been diminished by the installation of non-original vinyl windows.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B02-002-406, B05-000-410.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3
Other Listings
Review Code Reviewer Date

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1321-27 FAIRFAX AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1321-27 North FAIRFAX AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554002006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1321-27 Fairfax consists of two, minimal traditional buildings, each housing ten units. They are in the form of mirror image L-plan buildings surrounding a well landscaped central courtyard opening to the street. The long leg of the buildings runs east west, and the other short leg is at the western end of the building. Garages are in separate structures at the western, rear side of the property. This buildings matches the architecture of, and complements, the two buildings to the south at 1317 -19 Fairfax. The buildings are in good condition and retain good integrity. This complex of buildings contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939

P7. Owner and Address:
DEUTSCH,IGNAT E , et al.
PO BOX 46732
LOS ANGELES, CA 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:

☒ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1125 N Formosa Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1125 N Formosa Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5531-007-025

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence constructed in 1911. The building is rectangular in plan. Exterior walls are stucco. The building has a front-gabled roof clad in composition shingles with open eaves. Windows consist of multi-light vinyl sliding windows. The main entrance is located in the center of the primary elevation and consists of a single wood door. There is a secondary building located to the rear of the property. The property is mostly paved in concrete apart from a small area at the front with drought tolerant plants.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1911 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1125 N Formosa Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** No Style

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1911. Remove and replace windows, exterior porch, and fireplace, 2019.

***B7. Moved?** ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It lacks the aspects of integrity essential to conveying this potential significance.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, integrity of design, workmanship, and material have been diminished by a substantial remodel in 2019, including replacement of all windows, installation of non-original cladding, and removal of the porch.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permit B19-0020, B19-0021.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 1125 N FORMOSA AVE

P1. Other Identifier: 1125-1127 N Formosa Ave

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1125 North FORMOSA AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5531007025

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Craftsman bungalow, constructed in 1911, is obscured from the public right of way by trees, shrubs, and a wood fence. Oriented to the east and rectangular in plan, the building features a gable roof, original windows, and wood clapboard siding. A full-width porch with a gable roof extends across the main façade. A latticed vent at the gable peak forms an inverted V- shape. According to Sanborn Fire Insurance maps and County Assessor's Records, there is a secondary dwelling unit, constructed in 1939, located at the rear of the parcel.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1911
LA County Assessor Records

P7. Owner and Address:
KASHANI FARSHID AND FLORA S TRS
345 S MCCARTY DR
BEVERLY HILLS 90212

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5*

Resource Name or #: (Assigned by recorder) *1125 N FORMOSA AVE*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood*

Period of Significance *1911* **Property Type** *Bungalow* **Applicable Criteria** *A1, A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7264 Fountain Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7264 Fountain Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5531-005-005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story multi-family residence built in 1916. Based upon satellite imagery, it appears to be a bungalow court consisting of five 1- to 2-story buildings arranged roughly in a U-shape. The buildings are generally rectangular in plan and have flat roofs. Visible elevations are clad in stucco and appear to include vinyl and jalousie windows. Heavy vegetation including mature trees obscures much of the property from view.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1916 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 7264 Fountain Ave

B1. Historic Name: B2. Common Name: Fountain Village Cottages

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Not Visible

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1916. Repair garage, reroof, 1992.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Bungalow Courts **B10 Area:** West Hollywood

Period of Significance: 1910-1940 **Property Type:** Residential **Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was re-surveyed to be evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

This property was not fully visible from the public right-of-way at the time of survey due to vegetation and siting and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B92-001-246.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7264 FOUNTAIN AVE

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 7264-74 FOUNTAIN AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5531005005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story complex is composed of 15 units in five buildings around a central courtyard on a single parcel, with a larger structure centered at the rear of the courtyard. The buildings are all two stories in height; the second stories, often having a smaller footprint, may have been added at a later date. The original, early building type is consistent with the 1916 date found in the county tax assessor's records, but the buildings have some clearly later style characteristics, particularly on the second stories as well as the abundant tropical courtyard plantings that are highly characteristic of West Hollywood apartments in the 1950s. The wood-frame buildings are finished in non-original stucco with non-original narrow horizontal board siding spanning the spaces between the second-floor windows. Fenestration is non-original louvered windows set in some original wood frames with projecting sills; first floor windows are covered with security bars. Window openings on the second story are set closer to the corners than those on the first floor. Small concrete entrance porches are sheltered by projecting canopies with exposed framing. This two-story apartment building is rectangular in form and comprises part of a U-shaped apartment complex with a lush, long, open courtyard. It is covered by a flat roof with exposed rafter tails; a shed roof element supported by projecting beams is attached to the southwest section of the building. The building is framed in wood; the first floor is finished in stucco that does not appear original and the second floor is clad in narrow clapboarding that may be original. (See continuation sheet.)

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1919/c. 1950
LA County Tax Assessor Records

P7. Owner and Address:
HAGER DAVID AND JUDITH
8222 MELROSE AVE STE 202
LOS ANGELES 9004600

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

P3a. Description continued:

Fenestration is composed of small non-original louvered windows set in original wood frames with projecting sills; first floor windows are covered with security bars. The width of the first floor wall extends beyond that of the second. A short concrete stair leads to the front entry that is set in a wood surround. The landing is enclosed along the edges by iron railing. The condition of the building is fair and its integrity is somewhat compromised by the alterations. No original building permit was located in the City of West Hollywood's property records, but tax records indicate that it was built in 1916. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7300 Fountain Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7300 Fountain Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5531-003-018

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1910. The building is irregular in plan. Exterior walls are stucco and wood siding. There is one exterior stucco chimney. The building has a gabled roof clad in composition shingles with open eaves and exposed rafter tails. Windows consist of multi-light and single-light wood casements and double-hung windows. The main entryway is located inside the enclosed front porch fronting Fuller Avenue. There is a one-story garage located at the rear of the property facing Fountain Avenue. The building has a concrete walkway, lawn, and plant beds all surrounded by a chain-link metal fence. A short concrete driveway faces Fountain Avenue.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1910 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7300 Fountain Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1910. Reroof, 1998. Converted to multi-family residence between 1919 and 1950. Porch enclosed at an unknown date.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Craftsman style but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design, workmanship, and materials have been diminished by the conversion to a multi-family residence and enclosure of the front porch.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B98-000-515.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7300 FOUNTAIN AVE

P1. Other Identifier: 1259 N Fuller Ave

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 7300 FOUNTAIN AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5531003018

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-and-a-half story, Craftsman, residential structure is located on the southwest corner of Fuller and Fountain Avenues. Constructed in 1910, the building is oriented to the east, and has a secondary address of 1259 Fuller. The main (Fuller) elevation features a low-pitched, side-gable roof with a central gabled dormer, wood, horizontal siding, and wood, one-over-one and multi-pane fixed windows. The first story features a one-story, full-width porch, which is enclosed with glazing. Exposed rafter tails are visible at the eaves. The porch entrance, located in the center of the façade, is flanked by wood, louvered panels and squared porch supports. The dormer features a latticed vent at the gable peak, wide eave overhangs, brackets, and a pair of double-hung windows. The front yard of the parcel is landscaped with trees and shrubs and separated from the public right of way by a chain-link fence. The Fountain façade features a gabled, one-story secondary entrance. Although originally a single-family residence, the building may have been converted to a house two flats circa 1930.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1910
LA County Assessor Records

P7. Owner and Address:
FOX FAMILY TRUST
6603 MURIETTA AVE
VAN NUYS CA 91405

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code _____

Resource Name or #: (Assigned by recorder) 7300 FOUNTAIN AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1910 **Property Type** Bungalow **Applicable Criteria**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. The subject property is one of only a few examples in the survey population of significant size and scale. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes:

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7546 Fountain Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ; **R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7546 Fountain Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-005-003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence built in 1912. Based upon satellite imagery, it appears to be roughly rectangular in plan with a cross-gabled roof clad in composition shingles. Visible elevations are clad in horizontal wood clapboards and appear to include hung wood windows and battened porch supports. Heavy vegetation and fencing obscures much of the property from view.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1912 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 7546 Fountain Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1912. Reroof, 1998. Rebuild rear stairs and add second floor to rear unit 1999. Rebuild first floor rear unit (fire damage) in 2000. House bolting in 2012.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of a potential Craftsman Thematic Grouping. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

This property was not fully visible from the public right-of-way at the time of survey due to vegetation and siting and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permits B98-000-122, B99-000-568, B00-001-401, B12-000-349.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7546 FOUNTAIN AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 7546 FOUNTAIN AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530005003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman bungalow, oriented to the north, was constructed in 1912 and has a slightly irregular rectilinear plan. The front yard is landscaped with trees and shrubs, which partially obscure the west end of the main façade. The building features wood clapboard siding, gable roof with composition shingles, and wood sash windows. A porch wraps around the northeast end of the building beneath a secondary front-facing gable roof. The porch has wood, vertical siding at the gable face and squared porch supports. The main gable features a vent at the peak with a wood screen. Exposed purloins project out from the roof eaves. One and two-story additions are located at the rear of the building do not appear to be original to the building. A secondary structure, constructed in 2003, is located at the rear of the parcel.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing southwest
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1912
LA County Tax Assessor Records

P7. Owner and Address:
WHITESIDE THERESE
7546 FOUNTAIN AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:

☐ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☒ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 7546 FOUNTAIN AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1912 **Property Type** Bungalow **Applicable Criteria** A.1, A.3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes:

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7800 Fountain Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7800 Fountain Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-002-045

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1915. The building is rectangular in plan. Exterior walls are wood siding. The building has a side-gabled roof clad in composition shingles with open eaves and exposed rafter tails. There is an interior brick chimney. Visible windows consist of one-over-one double-hung wood windows. The main entrance faces east toward N. Ogden Drive and consists of a single door obscured behind a screen door. There is a rectangular, flat-roof addition at the southeast corner of the building and a detached garage to the southwest. Landscaping consists of planters within a concrete block retaining wall. A concrete driveway runs along the west edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1915 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7800 Fountain Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1915. No digital exterior alteration permits on file. Window bars were installed and a rectangular, flat-roof addition was constructed at the southeast corner of the building at unknown dates.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Craftsman style but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design has been diminished by an incompatible addition.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7800 FOUNTAIN AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 7800 FOUNTAIN AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530002045

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman bungalow, oriented to the east facing Ogden Drive, at the corner of North Ogden Drive and Fountain Avenue, is partially obscured by trees and shrubs at the front yard of the parcel. Low concrete walls border the parcel along Ogden Drive and Fountain Street. Constructed in 1915, the building features a gable roof with exposed rafter tails and horizontal wood siding. A flight of concrete steps leads from the public right of way to the main entrance, which is located at the northern end of the main (east) façade. A flat-roof addition is visible at the main (east) elevation. Although window locations have been retained, windows have been replaced with jalousie windows. Prior to subdivision, the building previously shared a lot with two structures to the west.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1915
LA County Assessor Records

P7. Owner and Address:
LYNN DONNA HEIR GERSHOWITZ
WILLIAM D
7800 FOUNTAIN AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 7800 FOUNTAIN AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1915 **Property Type** Bungalow **Applicable Criteria** A1, A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7804 Fountain Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7804 Fountain Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-002-044

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story single-family residence in the Dutch Colonial Revival style built in 1917. The building is irregular in plan. Exterior walls are wood siding and wood shingle. There is a brick chimney on the rear elevation. The building has a side-gable roof clad in composition shingles with open eaves and exposed rafter tails. Windows consist of multi-light wood casement windows behind screens along the second story and metal security bars on the first floor. The main entryway was not visible at the time of survey, but is accessed by a porch on the primary elevation. There is a detached, two story garage with an apartment on the second floor to the west of the main building and a two-story detached apartment to the rear of the main building. The buildings are surrounded by tall hedges in raised, brick planters. A concrete and brick driveway is located along the west elevation.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1917 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 6/10/2025

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 7804 Fountain Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Dutch Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1917. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing as an individual resource. It was re-surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

This property is not fully visible from the public right-of-way due to tall hedges obscuring the ground floor at time of the survey and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 6/10/2025

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 7804 FOUNTAIN AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 7804 FOUNTAIN AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530002044

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story single family residence, constructed in 1917 and oriented north, exhibits both Craftsman and Dutch Colonial Revival stylistic characteristics. Trees and shrubs obscure the first story of the main elevation from the public right of way. Rectangular in plan, the building is clad with wood shingles and features a gambrel roof with composition shingles and two gabled dormers symmetrically arranged at the second story. Exposed rafter tails are visible at the roof eaves. The dormers feature composition roof cladding, exposed rafter tails, and multi-lite casement windows. A partial-width porch on the east half of the main façade is covered with a gable roof. A brick chimney is centrally located at the ridge of the gambrel roof. To the west of the building is a secondary garage structure with a gambrel roof and wood shingle siding. A dwelling unit with multi-lite casement windows is located above the garage. A pair of wood garage doors with diagonal bracing faces north to the public right of way.

This property does not appear to be an individually signficant example of its architectural style or type, nor is it associated with the development of the Sherman area. This property does not appear to be individually eligible for historic designation at the local, state, or federal level. Given the stylistic influence of the period revival on the form and ornamentation of this house, this is not considered a characterstic or typical example of a Craftsman residence or bungalow.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1917
LA County Assessor Records

P7. Owner and Address:
VALDRY LINDA
8581 SANTA MONICA BLVD 473
WEST HOLLYWOOD 90069

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8427 Fountain Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 8427 Fountain Ave City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5555-002-015

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2 and 3-story Prewar Apartment House (Type B) in the Chateauesque style built in 1939. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of dentils and string courses. The building has a high hip roof clad in composition shingles. with flush eaves and multiple hip-roofed dormers. The roof is accentuated by turrets, finials, and rounded wall dormers. There are three stuccoed chimneys. Windows consist primarily of multi-light steel casements multi-light wood casements arranged individually as well as in pairs and groups. There are two entryways consisting of wood-paneled doors within decorative pointed arch surrounds. Individual units appear to be accessed from interior corridors.The building has a landscaped area with shrubs, mature trees, walkways, and a sign reading Chateau Frontenac.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1939 Sanborn Fire Insurance Map

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 3S/3CS/5S3

***Resource Name or #:** (Assigned by Recorder) 8427 Fountain Ave

B1. Historic Name: Chateau Frontenac B2. Common Name: Chateau Frontenac

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival, Chateauesque

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1939. Reroof, 2001 and 2015.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** A/C; 1/3; A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

8247 Fountain Avenue appears eligible for listing in the National Register (3S) and California Register (3CS) and for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the contexts of Multi-Family Residential Development and Residential Architectural Styles under national criterion A/C, state criterion 1/3, and local criteria A3 and A1 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of the French Revival (Chateauesque) style.It possesses most character-defining features of the Prewar Apartment House (Type A) property type and French Revival (Chateauesque) architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received.

Higher density luxury construction was a priority as West Hollywood became a fashionable and desirable place to live. Two- to five-story prewar apartment houses increased the number of rentable units on a lot. In addition to their architectural styling, features such as landscaping, signage, communal amenities, and a unique building name (like La Fontaine) helped to attract tenants. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B01-001-888, B15-0841

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): French Revival is a broad term that describes architecture influenced by a variety of French buildings, ranging from the ornate (Chateauesque) to the modest (French Provincial). The style is characterized by features such as steeply pitched roofs with dormers, turrets, and towers, decorative finials, cornice lines, and stringcourses.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 8427 FOUNTAIN AVE

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 8427 FOUNTAIN AVE City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5555002015

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a twelve-unit, two-story late French Chateau style building sited atop a steep slope overlooking Fountain Ave. The chief feature of the building is the steps and jogs it makes as it rises with its sloping site. The L-shaped plan of the building, with the long leg running north south, surrounds the courtyard on two sides. This courtyard is open to and clearly visible from the street. In addition to the prominent, steep roof, the building has large and small conically roofed turrets, corbels and quoining, gothic arch entries with art-deco style, compound arch with a Gothic, flattened point. Garages are located at the north end of the property. This property is particularly significant because it was constructed very late for a period-revival building in this style - almost the last year this kind of elaborate period-revival building would have been constructed in Southern California. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing north
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1948

P7. Owner and Address:
ALCOCER, GUADALUPE TRUST, et
11607 PICO BLVD
LOS ANGELES CA 90064

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:

☒ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1135 N Fuller Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ;**R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1135 N Fuller Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5531-003-006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1914. The building is rectangular in plan. Exterior walls are wood shingle. There is one painted brick chimney. The building has a cross-gabled roof clad in composition shingles with open eaves, exposed rafter tails, and brackets. Windows consist of single-light, fixed and double-hung wood windows. The entry porch has a single wood entry door. There are two detached buildings at the rear of the main building. Landscaping consists of large trees and shrubs as well as a grass lawn surrounded by a wood fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1914 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1135 N Fuller Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1914. New garage door, restore two windows, concrete deck, door, 1998. Some windows replaced in original openings at unknown dates.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Craftsman style but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design and materials have been diminished by the installation of non-original windows.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B98-000-219, 98-000-397.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 1135 N FULLER AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1135 North FULLER AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5531003006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family residence is a good example of a Craftsman-style bungalow. Oriented to the east, the structure is a slightly irregular rectangle in plan and is one-story tall. A low-pitched, front-facing, gabled roof, with a secondary front-facing gable over a front projecting bay, top the building. A shed roof extends from the main block of the building and shelters a large porch. All roof sections are covered in composition shingles. The soffits are open, and lattice vents are located in the gable ends. The main facade is asymmetrically composed with a large porch at the south end and a projecting bay at the north end. Vertical wood posts resting on brick piers support the porch. The building's walls are clad in staggered square-butt shingles. Behind the porch, there is a tripled window composed of a large window with multi-lite transom flanked by tall, narrow, double-hung windows. North of the window, there is a wood door with multi-lites in the upper section. At the projecting bay, there is a second tripled window composed of a large, central, fixed window framed by two narrow windows; these appear to be replacement sash. The condition and integrity of the building are good. Sanborn maps and visual field inspection indicate there is a second dwelling to the rear of the parcel.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1914
LA County Tax Assessor Records

P7. Owner and Address:
SHEPHARD ERIC K
8155 WARING AVE
LOS ANGELES 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5*

Resource Name or #: (Assigned by recorder) *1135 N FULLER AVE*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☐ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood*

Period of Significance *1914* **Property Type** *Bungalow* **Applicable Criteria** *A1,A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1243 N Fuller Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1243 N Fuller Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5531-003-016

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-and-a-half-story single-family residence built in the Craftsman style in 1909. The building is rectangular in plan. Exterior walls are clad in asphalt shingles. There is one chimney. The building has a side-gabled roof clad in composition shingles with open eaves and exposed rafter tails. Windows consist of single-light casement and fixed windows. The entry porch has stone-clad supports, a single wood entry door flanked by sidelights, and is accessed by a set of concrete steps. There is a two-story, detached building to the rear of the main building. The property has a deep front yard surrounded by hedges. A centered concrete walkway leads to the porch and there is a driveway at the north end of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1909 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1243 N Fuller Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1909. Reroof, 2010. Replace termite-damaged siding and window frame, 2018. Foundation retrofit, 2020. Exterior cladding replaced (or covered) with asphalt shingles at an unknown date.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

1243 N. Fuller Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the early growth of West Hollywood and as a good example of the Craftsman style. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Single-Family Residence property type and Craftsman architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction.

Single-family residences would remain the predominant housing type through the 1920s, when multi-family residential construction began to overtake construction of new free-standing homes. Early attempts to increase density included building small, secondary dwellings, generally to the rear of a lot occupied by an existing single-family residence. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permits B10-000-074, B18-0364, B20-0529.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 1243 N Fuller Ave

Recorded By: Amanda Duane **Date:** 8/26/2023 ☑ Continuation ☐ Update

B10. Significance (Continued from Page 2): The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property has undergone minor alterations but retains sufficient integrity to convey its local significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) 1243 N FULLER AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ ; **R** ___ ; ___ **1/4 of** ___ **1/4 of Sec** ___ ; _____ **B.M.**

c. Address 1243 North FULLER AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ___ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5531003016

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Craftsman style residence was constructed in 1909 according to LA County Tax Assessor records. Oriented to the east, the house has an essentially square plan. It is one -and-one-half stories tall. A deeply sloping sidegable roof is pierced by a nearly full-width shed roof dormer. Exposed rafter tails are visible under the open eaves of both the primary and dormer roofs. Exterior walls appear to be covered with asbestos siding that is not original. The main facade is symetrically composed. A full-width porch open, supported by four stout columns, is recessed beneath the primary roof at the first floor. The porch columns are clad with stone which may not be original. Beneath the porch, a wide central front door is flanked by tall narrow sidelights. A large multi-light window opening fills the wall on either side of the entrance. On the upper level, a paired central window and two, three-part windows line the dormer wall. Windows and doors appear to have simple wood surrounds. Both the condition and integrity of the property are fair. A spectacular wood fence encloses the property at the sidewalk.

Sanborn Fire Insurance maps indicate a secondary freestanding dwelling at the rear of the property. This could not be confirmed in the field.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1909
LA County Tax Assessor Records

P7. Owner and Address:
GRAY SABIN
1243 N FULLER AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 1243 N FULLER AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1909 **Property Type** Residence **Applicable Criteria** A1, A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. The subject property is one of only a few examples in the survey population of significant size and scale. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1046 N Genesee Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1046 N Genesee Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-015-011

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style with Early Colonial Revival influences built in 1920. The building is rectangular in plan. Exterior walls are wood siding. The building has a cross-gabled roof clad in composition shingles with shallow boxed eaves. Windows consist of fixed and casement wood windows with a band of divided lights along the upper edge of the window. The primary entrance is a partially glazed wood-paneled door under a projecting porch with round wood porch supports. Landscaping consists of mature trees and shrubs behind a wood fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1920 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 2/19/2024

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1046 N Genesee Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman, Early American Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1920. Reroof, 2009. Window bars installed at an unknown date.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman; Period Revival: Early American Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931; 1919-1939 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing as an individual resource. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as an individual resource.

This property was approved for redevelopment in 2019. No new information was revealed since that time as a part of this updated evaluation; therefore, the property remains ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). Although intact, it is an unremarkable example of the Craftsman and American Colonial Revival styles, and does not appear to have an important association with residential development in West Hollywood; therefore, it is not emblematic of the residential development patterns that comprised the growth of West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B09-000-669, B20-0327

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 2/19/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) 1046 Genesee Avenue

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1046 North Genesee Avenue City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530-015-011

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family residence is a modest example of a Craftsman style bungalow with influences of the popular Colonial Revival style. Oriented to the west, the building is irregular in plan and one-story tall. Exterior walls are clad with narrow wooden clapboards. A side-gabled roof is covered in composition shingles. A large front gable intersects the main roof behind the ridgeline. The main façade is asymmetrically composed. The southern side of the façade is sheltered by a projecting gambrel-roofed porch that is also covered in composition shingles. The porch is supported by a pair of smooth round columns with Doric capitals. Non-original tile steps connect the cement and tile walk to the entrance door. Pairs of original multi-light wood casements flank the entry door. The wall of the northern side of the façade is filled with an original tripartite window with stylized Craftsman muntins; it is composed of a center wood sash and flanking narrow wood sash. Fenestration is adorned with flat window surrounds. This property is obscured from the public right-of-way. Both the condition and integrity of the property are good.

P3b. Resource Attributes: HP2 - Single Family Property

P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1920
(LA County Tax Assessor Records)

P7. Owner and Address:
Boris Davidov
1046 Genesee Avenue
West Hollywood, CA 90046

P8. Recorded by:
Katie Wollan & Jeni Rohlin
Architectural Resources Group
65 N. Raymond Avenue, Suite 220
Pasadena, CA 91103

P9. Date Recorded: 8-23-06

P10. Survey Type (Describe)
City of West Hollywood Citywide R2, R3, R4 Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 3 **NRHP Status Code** 6Z

Resource Name or #: (Assigned by recorder) 1046 Genesee Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family property B4. Present Use: Single-family property

B5. Architectural Style: Craftsman Bungalow with Colonial Revival influences

B6. Construction History: (Construction date, alterations, and date of alterations)

1920- Original construction. No major alterations noted.

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____

B8. Related Features:

B9a. Architect: _____ b. Builder: _____

B10. Significance: **Theme** _____ **Area** _____

Period of Significance _____ **Property Type** Single-family residence **Applicable Criteria** _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1920, this bungalow is an example of the Craftsman style with influences of the popular Colonial Revival style. The Craftsman style was extremely popular in Southern California residential architecture from 1910 to 1926, with its zenith in the 1910s. The design of Craftsman residences constructed during the 1920s, like the subject property, was influenced by the rising popularity of the Colonial Revival and Neoclassical styles. Such structures typically retained the compact plans, gable roofs with overhanging eaves, exposed rafters and purlins, and windows associated with the Craftsman style. Porches, while still prominent, tended to reflect changing stylistic tastes with Colonial Revival or Neoclassical elements such as pediments, and round columns with classical capitals. Throughout the Craftsman period, the style was used in the design of both single-family and multi-family residences including duplexes, fourplexes, and bungalow courts.

No original building permit was located in the City of West Hollywood's property records. According to County of Los Angeles Tax Assessor records, this single-family residence was originally constructed in 1920.

(See Continuation Sheet.)

B11. Additional Resource Attributes: HP2 - Single Family Property

B12. References:

See Continuation Sheet.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: *Katie Wollan & Jeni Rohlin*
Architectural Resources Group

Date of Evaluation: *8-23-06*

(This space reserved for official comments.)

B10. Significance continued:

The building is located on the 1926 (revised to 1950) Sanborn map of Los Angeles (Volume 20). According to the 1926/1950 map, the building was located on a west-facing block of primarily single-family residences. The opposing, east-facing block was composed of thirteen parcels that, in 1950, were comprised of eleven single-family residences, one flat, and one store.

This single-family residence appears intact with minimal evidence of alterations. The building retains its integrity of location, design, materials and workmanship. However, less than half of the surrounding housing stock extant in 1950 has survived. As a result, the building's integrity of setting is diminished. Integrity of feeling and association are also partially diminished as a result of the loss of its surrounding context.

Based on information identified as part of this survey, this building does not appear to be individually significant for its historic association with any person, significant event, or broad pattern of events. While this building does not represent the work of a master, this property does embody the distinguishing characteristics of a building style and type- the Colonial Revival Craftsman bungalow. However, fieldwork has revealed a number of structures of comparable quality, style and type that retain equal level of integrity located within the City of West Hollywood. The property does not appear to be an individually significant or rare example of the type.

Therefore, the property does not appear eligible for individual listing on the National or California Registers or as a City of West Hollywood Cultural Resource.

N.B. In September 2005, ARG was contracted by the City of West Hollywood to conduct a historic resources survey of all R-2, R-3, and R-4 zoned parcels in the City. These parcels are generally developed with multi-family housing of various eras, styles, and density; however, some parcels with these zoning designations contain older single-family residences. During the course of the survey, the City has periodically requested that ARG conduct an expedited historical assessment for those properties included in the survey area that have pending demolition permits.

With reconnaissance fieldwork and preliminary research related to historic contexts completed (February 2006), there appears to be minimal potential for historic districts containing older single-family residences to exist in the areas zoned multi-family. During the reconnaissance phase approximately 600 single-family residences were found throughout the multi-family zoned survey area. There does not appear to be a significant cluster of single-family resources that retains integrity within the survey area due to the intrusion of infill, larger-scaled development and the incremental loss of original materials on many of these older single-family residences. There may be potential historic districts or clusters of significant single-family resources outside of the multi-family zoned areas of the city. ARG did not survey these areas, nor were contexts associated with single-family development in greater Los Angeles County explored.

For purposes of this expedited review prepared after completion of fieldwork, ARG did not conduct ownership or tenancy research on this single-family property as it has been found that little historical data is generally available with regard to owner or occupant. Additionally, it was determined that there was minimal chance that this information would lead to a determination of individual significance.

B12. References:

City of West Hollywood Building Records. Planning Department, City Hall.

County of Los Angeles Tax Assessor Records.

Historic Resources Group for the City of West Hollywood. *Historic Preservation Plan and General Plan Element*, 1998.

Los Angeles Public Library. California Index. www.lapl.org

Los Angeles Times Historical Database.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1995.

Sanborn Fire Insurance Maps.
City of Los Angeles, California, Volume 20, 1926. Revised, 1950.

Winter, Robert. The California Bungalow. Los Angeles: Hennessy & Ingalls, 1980.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1151 N Genesee Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1151 N Genesee Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-003-039

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1915. The building is rectangular in plan. Exterior walls are stucco. The building has a side-gabled roof clad in composition shingles with open eaves, exposed rafter tails, and projecting roof beams. Windows consist of fixed and double-hung wood windows with divided-light upper sashes. The primary entry door is a single partially glazed wood door behind a metal screen door. The entrance is sheltered beneath a recessed porch supported by battened columns and stucco piers. Landscaping includes a shallow front lawn area with shrubs and mature trees and a centered walkway.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single Family Property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1915 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1151 N Genesee Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1915. Reroof, 2016.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

1151 N. Genesee Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the early growth of West Hollywood and as a good example of the Craftsman style. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Single-Family Residence property type and Craftsman style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction.

Single-family residences would remain the predominant housing type through the 1920s, when multi-family residential construction began to overtake construction of new free-standing homes. Early attempts to increase density included building small, secondary dwellings, generally to the rear of a lot occupied by an existing single-family residence. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B16-0142

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

B10. Significance (Continued from Page 2): The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 1151 N GENESEE AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ **; R** ___ **;** ___ **1/4 of** ___ **1/4 of Sec** ___ **;** _____ **B.M.**

c. Address 1151 North GENESEE AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ___ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530003039

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman bungalow, rectangular in plan and oriented to the east, features a gable roof, wood shingle siding, and original wood, multi-lite windows. Constructed in 1915, the building's parcel is bordered by a metal fence and landscaped with trees, shrubs, and small plantings. A full-width porch extends across the main façade featuring squared piers and a wood balustrade. The main entrance is centrally located at the first story and accessible via a short flight of concrete steps. Two sets of triple window arrangements flank the main entry door. There are no visible alterations and Sanborn Fire Insurance maps indicate that the parcel includes a separate garage structure at the rear. Both the condition and integrity of this property are good.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1915
LA County Assessor Records

P7. Owner and Address:
VALERIE K GUMBINER ENTERPRISES
1030 N FAIRFAX AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:

☐ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☒ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 1151 N GENESEE AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1915 **Property Type** Bungalow **Applicable Criteria** A1, A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7510 Hampton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7510 Hampton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-006-003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1919. The building is rectangular in plan. Exterior walls are wood siding. The building has a cross-gabled roof clad in composition shingles with shallow eaves. Windows consist of multi-light, fixed and casement wood windows The primary entrance is located under a partial-width projecting porch and consists of a multi-light wood door. The building has a front yard area with a lawn, shrubs, trees, walkways and a driveway. The front of the property is surrounded by a wood fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1919 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7510 Hampton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1919. Retrofit, 1994. Reroof, 2015. Rear addition and new carport 2018. Seismic retrofit 2021.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing as an individual resource but was included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. It was re-surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses some character-defining features of the Craftsman style and Single-Family Residence property type, but lacks distinguishing architectural detailing when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B94-002-296, B95-002-742, B18-0080, B18-0841, B21-0390.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 7510 HAMPTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 7510 HAMPTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530006003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman bungalow with Colonial Revival influences, constructed in 1919, is partially obscured by shrubs in the front yard of the parcel. The building, rectangular in plan and oriented to the north, features a side-gable roof, asphalt roof shingles and wood, horizontal clapboard siding. A vent with thin vertical wood slats is located at the intersecting gable peak at the roof. The front façade is symmetrically composed with a central gable-front porch. Simple, round column supports with Doric capitals, frame the porch entrance. A simple pergola extends from the porch towards the east end of main facade. The main entrance is flanked by two fixed, wood sash windows with a band of evenly divided lights at the top. A paved driveway forms the eastern boundary of the parcel. Sanborn Fire Insurance maps indicate a separate garage structure located at the rear of the parcel. No major alterations were noted.

This property does not appear to be an individually signficant example of its architectural style or type, nor is it associated with the historical development of Sherman. This property does not appear to be individually eligible for historic designation at the local, state, or federal level. This is not a representative example of a classic Craftsman bungalow. This property has not been evaluated as part of any district, geographic or thematic.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1911
LA County Assessor Records

P7. Owner and Address:
UIJTDEHAAGE SEBASTIAN
7510 HAMPTON AVE
WEST HOLLYWOOD CA 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7512 Hampton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7512 Hampton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-006-004

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story single-family residence in the Craftsman style built in 1914. The building is rectangular in plan. Exterior walls are wood siding and brick. The building has a front-gabled roof clad in composition shingles with open eaves, exposed rafter tails, and knee brackets. Windows consist of double-hung wood windows with a multi-light upper sash and single-light lower sash. The primary entrance is located under the projecting porch and consists of a single partially glazed wood-paneled door. A one-story detached garage is located to the rear of the main building. The building has a front yard area with a lawn, shrubs, trees, walkways and a driveway. The front of the property is surrounded by a wrought iron fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1914 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 7512 Hampton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1914. Reroof, 2013. New foundation, 2021.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping, and was included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

7512 Hampton Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the early growth of West Hollywood and as a good example of the Craftsman style. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Single-Family Residence property type and the Craftsman style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permits B13-000-228, B21-0452.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): Single-family residences would remain the predominant housing type through the 1920s, when multi-family residential construction began to overtake construction of new free-standing homes. Early attempts to increase density included building small, secondary dwellings, generally to the rear of a lot occupied by an existing single-family residence.

The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7512 HAMPTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ ; **R** ___ ; ___ **1/4 of** ___ **1/4 of Sec** ___ ; _____ **B.M.**

c. Address 7512 HAMPTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530006004

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family residence was constructed in 1915 as a Craftsman two-story structure. Oriented to the north, the building is rectangular in plan and features gable roofs with wide eave overhangs and exposed rafter tails, horizontal wood siding, and multi-lite, wood-sash windows. A metal gate and landscaped shrubs partially obscure the main (north) façade from the public right of way. The main elevation has a partial-width, one-story porch that wraps around the northeast corner. The porch has a gable roof with brackets at the eaves set atop wood-paneled piers and a brick-clad rail. West of the porch is a triple window arrangement, with a bungalow-style centerpiece. The second story features a gable roof, brackets, and wood, eight-over-one, double-hung windows. There are no apparent alterations. A separate garage is located at the rear of the parcel.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1914
LA County Tax Assssor Records

P7. Owner and Address:
OLSEN CHRISTOPHER L AND YAMPOLSKI MA
7512 HAMPTON AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 7512 HAMPTON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Archtiecture,Settlement **Area** West Hollywood

Period of Significance 1914 **Property Type** Residence **Applicable Criteria** A1,A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. The subject property is one of only a few examples in the survey population of significant size and scale. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: HP2 - Single Family Property HP2 - Single Family Property

B12. References:

B13. Remarks:

B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7518 Hampton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7518 Hampton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-006-005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1916. The building is rectangular in plan. Exterior walls are wood shingle. The building has a cross-gabled roof clad in composition shingles with open eaves and projecting roof beams. Windows consist of double-hung and fixed wood windows. The primary entryway is located under the covered porch and consists of a single wood door. The porch is supported by battened wood columns with brick piers and accessed by a set of shallow concrete steps. A one-story detached garage is located to the rear of the main building. The building has a front yard area with a lawn and a concrete walkway and driveway.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1916 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 7518 Hampton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1916. Foundation work, 2007. Reroof, 2010. Rear addition, 2015.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping, and was included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

7518 Hampton Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the early growth of West Hollywood and as a good example of the Craftsman style. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Single-Family Residence property type and the Craftsman style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permits B07-000-447, B10-000-118, B15-0112.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): Single-family residences would remain the predominant housing type through the 1920s, when multi-family residential construction began to overtake construction of new free-standing homes. Early attempts to increase density included building small, secondary dwellings, generally to the rear of a lot occupied by an existing single-family residence.

The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7518 HAMPTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 7518 HAMPTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ___; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530006005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family Craftsman style residence is framed in wood and basically square in plan. It is framed in wood and clad in long wood shakes. The roof is a front-facing gable clad in composition shingle with exposed rafter tails and extended purlins. The L-shaped concrete entrance porch at one corner is covered by a flat roof carried on square piers that rest on brick bases with concrete coping. The three-part main window centered on the primary façade is composed of a central fixed window with a multilight segment across the top, and double-hung windows to either side with a similar multilight segment across the top of the upper sash. Sanborn maps indicate a separate garage located at the rear of the parcel. The residence is in good condition and has good integrity.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1916
LA County Assessor Records

P7. Owner and Address:
PLASCENCIA VALDEZ MARTHA TR
MARTHA P
7518 HAMPTON AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5*

Resource Name or #: (Assigned by recorder) *7518 HAMPTON AVE*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood*

Period of Significance *1916* **Property Type** *Bunglaow* **Applicable Criteria** *A1,A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7526 Hampton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7526 Hampton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-006-007

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1916. The building is rectangular in plan. Exterior walls are wood siding that may be non-original. The building has a front-gabled roof clad in composition shingles with open eaves, exposed rafter tails, and projecting roof beams. Windows consist of single-light fixed wood windows and one-over-one double-hung wood windows. The primary entrance consists of a single wood door under a shallow projecting porch. The porch is supported by wood posts with brick piers and accessed by a set of shallow concrete steps. A one-story detached garage is located to the rear of the main building. The property has a front yard area with a lawn and shrubs. There is also a centered concrete paver walkway and a driveway.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1916 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7526 Hampton Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1916. Foundation retrofit and remodel, 2002.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Craftsman architectural style and Single-Family Residence property type, but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design, workmanship, and materials have been diminished by removal of original windows and original cladding.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B02-002-360

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 2 **Resource Name or #:** (Assigned by recorder) 7526 HAMPTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ **; R** ___ **;** ___ **1/4 of** ___ **1/4 of Sec** ___ **;** _____ **B.M.**

c. Address 7526 HAMPTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ___ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530006007

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family Craftsman style residence is framed in wood and basically square in plan. It is framed in wood and clad in clapboard siding. The roof is a front-facing gable clad in composition shingle with exposed rafter tails and extended purlins. The front entrance porch is centered on the primary façade and covered by a slightly lower-pitched gable. The base of the porch is clad in brick with concrete coping and carries wood piers supporting the porch roof. Large, slightly horizontal fixed windows flank the centered front door. Sanborn maps indicate a separate garage located at the rear of the parcel. The residence has good integrity.

.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1916
LA County Assessor Records

P7. Owner and Address:
PAPILLO ANTHONY F AND ANNETTE L
7526 HAMPTON AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 7526 HAMPTON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1916 **Property Type** Bungalow **Applicable Criteria** A1, A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7740 Hampton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7740 Hampton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-007-001

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1915. building is rectangular in plan. Exterior walls are wood shingle. The building has a cross-gabled roof clad in composition shingles with open eaves and projecting beams. Visible windows consist of single-light, double-hung wood windows and jalousie windows in original openings. The primary entryway is located under the covered porch and is not fully visible from the public right-of-way. There are two one-story detached buildings located to the rear of the main building. The building has a front yard area with a lawn, trees, and mature shrubs surrounded by a wood fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1915 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7740 Hampton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Spanish Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1915. Bathroom addition, 1993. Non-original windows installed at an unknown date.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was not visible in 2008, but it was included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. It was re-surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Craftsman style and Single-Family Residence property type, but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design and materials have been diminished by the installation of incompatible windows.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B93-001-712

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7
Other Listings
Review Code Reviewer Date

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 7740 HAMPTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 7740 HAMPTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530007001

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single family residence is largely obscured from the street by a high wood fence and foliage. The property is oriented to the north and, according to historic Sanborn maps, has a rectangular plan. It has a front-facing gable roof and appears to be a simple example of the Craftsman style, but the fenestration, cladding, and other features are not visible from the street due to the fencing and plantings. Sanborn maps indicate the existence of a small secondary dwelling and a separate garage at the rear of the parcel; however, these were not visible from the public right-of-way. The condition and integrity of this property is unknown.

As a modest single-family Craftsman-style residence, this property is not likely an individually significant example of its architectural style or property type. It is not likely to be eligible for individual designation at the state or federal level. However, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under Criterion B. However, the property's type, style, condition, and integrity should be confirmed prior to any further action by the City.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1915
LA County Assessor Records

P7. Owner and Address:
KATZ NORMAN AND MARCIA TRS
KATZ TRUS
8920 DIAMOND FALLS DR
LAS VEGAS NV 89117

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 9027 Harratt St

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 9027 Harratt St City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4340-026-010

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-and-a-half-story single-family residence in the Craftsman style built in 1910. The building is rectangular in plan. Exterior walls are wood siding. The building has a side-gabled roof clad in composition shingles with shallow, open eaves and exposed rafter tails. The building was boarded up at the time of survey and additional features were not visible. The building has a front yard area with a central walkway and mature trees.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1910 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 9027 Harratt St

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Not Visible

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1910. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Sherman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update. This property is not fully visible from the public right-of-way due to the property being boarded up at the time of the survey and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 9027 HARRATT ST

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 9027 HARRATT ST City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 4340026010

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is partially obscured by a vine-covered latticework fence at the property line. According to county tax assessor records, this building was constructed in 1910. Oriented to south, this single-family residence has a rectangular plan. It is two stories tall and topped by a side gable roof. The exterior walls are sheathed with wooden clapboards; the roof is covered with composition shingles. The main façade is symmetrically composed. A porch extends the full-width of the building's main façade. A horizontal band of paired windows, each separated by a wide flat mullion, extends the full-width of the second floor beneath a pent-roof, piercing the plane of the side-gable roof. Second-floor windows are comprised of multi-pane wood casements and appear to be original; windows and doors on the first floor are obscured from view. Both the condition and integrity of this property are good.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing north
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1910
LA County Assessor Records

P7. Owner and Address:
M AND A GABAEE
P O BOX 5357
BEVERLY HILLS 90209

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 9027 HARRATT ST

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman influence

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Settlement **Area** West Hollywood (Sherman)

Period of Significance 1910 **Property Type** Residence **Applicable Criteria** A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sherman was originally settled on 12 acres of land north of the railway tracks along Santa Monica Boulevard. The former barley fields were purchased from Thomas and Leander Quint by E. H. White in 1896 and subdivided for the townsite. The town grew in response to the need for worker housing for those men who worked in the Sherman railyards, proving housing for many of the railway craftsmen who worked in the yards, metal shops and barns. By 1910, the community that had grown to a population of 900. Modest wood-frame, turn-of the-century cottages and small Craftsman bungalows were typical of this early period of development.

In 1919, "West Hollywood" was generally considered the area bounded by Beverly, La Brea, Sunset, and Doheny which included Sherman. Although the nearby town of Hollywood was annexed to the City of Los Angeles 1910, the town of Sherman voted against annexation by a narrow majority in 1924. The following year, the town of Sherman voted to change its name to "West Hollywood," both maintaining its individual identity and merging its future that of its neighbors to the east.

The subject property represents a vernacular residence with Craftsman influence, associated with the early growth of the Sherman area in the first decade of the twentieth century. It does not appear to be individually significant as an example of its style or type, or for its association with the growth and development of Sherman at the state or federal level. However, within the survey population, there are relatively few intact examples of properties associated with the history of Sherman. Therefore, it may be eligible for listing at the local level, as part of an expanded Sherman thematic district or, individually, under Criterion B

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1263 Havenhurst Dr

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1263 Havenhurst Dr City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-016-005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Apartment House (Type B) in the Spanish Colonial Revival style built in 1939. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of belt courses and corbels beneath projecting volumes. The building has a cross gable roof clad in clay tile with open eaves and exposed rafter tails. Windows consist of multi-light paired wood casement windows. Individual units are accessed from the exterior via single wood-paneled doors and pairs of glazed wood doors.There is a walkway to the north of the building accessed by a gate and lined with shrubs. The front yard is enclosed with a low stucco wall and hedges.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1939 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1263 Havenhurst Dr

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Spanish Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1939. Reroof, 2005.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1922-1949 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

1263 Havenhurst Drive appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the early growth of West Hollywood and as a good example of the Spanish Colonial Revival style. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Prewar Apartment House (Type B) and Spanish Colonial Revival style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received.

Higher density luxury construction was a priority as West Hollywood became a fashionable and desirable place to live. Two- to five-story prewar apartment houses increased the number of rentable units on a lot. In addition to their architectural styling, features such as landscaping, signage, communal amenities, and a unique building name (like "La Fontaine") helped to attract tenants. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B05-000-378; MLS

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 1263 Havenhurst Dr

Recorded By: Amanda Duane **Date:** 8/26/2023 ☑ Continuation ☐ Update

B10. Significance (Continued from Page 2): The Spanish Colonial Revival style blends multiple historical styles and influences, including the architecture of rural Spain and colonial Mexico. The style became widely popular in Southern California after the 1915 Panama-California Exposition in San Diego. The style is characterized by asymmetrical massing, gabled roof forms, clay tile roofs, stucco exteriors, and metal ornamentation such as wrought iron grilles.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) 1263-67 HAVENHURST DR

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1263-67 North HAVENHURST DR City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554016005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1263-67 Havenhurst is a 10 unit, two-story building in a modified U plan. The main body of the building runs east west, with a very shallow bay projecting to the north at the eastern end of the project and a longer wing projecting north south at the west end of the building. The garages are housed in a building that runs the length of the east end of the property. The style of the building is a simple, late Spanish Colonial Revival style with a pitched red-tile roof. The building has a modest amount of detailing and articulation that includes slanted bay windows and a string molding course. The driveway on the south side of the property is lined with uncovered balconies that project forward of the face of the building. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939

P7. Owner and Address:
PROSSER,HEIDI & KEVIN ETAL
71587 HIGHWAY 111, RANCHO MIRAGE CA 92270

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:

☒ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1316 Havenhurst Dr

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1316 Havenhurst Dr City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-008-008

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Courtyard Apartment built in 1942. The building is u-shaped in plan. Exterior walls are stucco. Ornamentation consists of simple molding below the roofline, window headers, and wrought iron railings on balconies. The building has a hipped roof clad in composition shingles with boxed eaves. Windows consist of symmetrically arranged, multi-light double hung windows. There is one visible entry on the west elevation that consists of a single metal door. Rectangular openings on the north and south elevations facing the courtyard appear to lead to interior corridors and individual unit doors.The building has a central communal courtyard area with hedges, shrubs, and a walkway.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1942 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1316 Havenhurst Dr

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** No Style

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1942. No digital exterior alteration permits on file. Stucco cladding replaced or retextured at an unknown date.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Arthur W. Hawes **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Prewar Courtyard Apartments **B10 Area:** West Hollywood

Period of Significance: 1920-1945 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Prewar Courtyard Apartment property type, but is an unremarkable example with diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of workmanship and materials have been diminished due to changes to the cladding.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1316 HAVENHURST DR

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1316 HAVENHURST DR City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554008008

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story Minimal Traditional style apartment building is U-shaped in plan with a long, open central court. It is covered by a hipped roof with coved, shallow eaves. The wood frame structure is finished in non-original textured stucco with six-over-six double hung wood sash windows. First floor windows are adorned with wood headers. Apartment entrances are located around the courtyard; some are framed by simple wood surrounds. Metal balconies are affixed to the building that may be later additions. Entrance doors are framed by a simple wood surround and some are surmounted by a simple metal balcony. The building is in good condition and its integrity is fair. It was designed in 1942 by Arthur W. Hawes for $56,000; no owner is recorded on the building permit. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northeast
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1942
City of West Hollywood Bldg Records

P7. Owner and Address:
DAVIDSON RODNEY J CO TR
10359 MONTE MAR DR
LOS ANGELES 9006400

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:

☒ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1332 Havenhurst Dr

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1332 Havenhurst Dr City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-008-010

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a single-family residence in the Craftsman style with Early American Colonial Revival influences built in 1919. It was converted to a multi-family residence between 1955 and 1960. The building is irregular in plan. Exterior walls are wood siding. The building has a gable and hipped roof clad in composition shingles with open eaves and exposed rafter tails. Windows consist of paired wood casements and one-over-one double-hung wood windows. Individual unit entrances are single doors with screens. The front residence shares a parcel with three additional residential buildings. The majority of the property is paved with concrete for parking, but there are small lawn areas adjacent to each building.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1919 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1332 Havenhurst Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Craftsman, Early American Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**

Constructed, 1919. Converted to multi-family residence between 1955 and 1960. Lattice installed along front elevation, 2010.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman; Period Revival: Early American Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931; 1919-1939 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

1332 Havenhurst Drive appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the contexts of Multi-Family Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a good example of the Craftsman and Early American Colonial Revival styles as applied to a duplex. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Single-Family Residence property type and Craftsman and Early Colonial Revival architectural styles, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction. Duplexes and fourplexes were an early example of an apartment house, incorporating two or four individual units in one building that was similar in size, scale, and massing to a single-family residence. This allowed them to blend into low-density neighborhoods while creating more housing to meet rising demand. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permit B10-000-601; Sanborn Fire Insurance Maps, Los Angeles, Vol 10.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

B10. Significance (Continued from Page 2): The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

American Colonial Revival refers to a range of architectural styles inspired primarily by the buildings along the Atlantic Coast of 17th - and 18th-century America. This revivalism went through several periods of popularity, beginning around the centennial in 1876. Early American Colonial Revival dates to the prewar period and is characterized by symmetrical facades and ornamentation such as pediments and wood window shutters.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property has undergone minor alterations but retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 1332 HAVENHURST DR

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1332 HAVENHURST DR City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554008010

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

According to County Assessor records, this Craftsman bungalow was constructed in 1918. Oriented to the west, the parcel contains a primary residence at the front of the lot and three separate buildings at the rear. The primary residence is single story, has an irregularly shaped plan, and is covered by a roof composed of hips and gables with projecting eaves and exposed rafter tails. A small, pyramidal roof covers a projection at the north side of the west (primary) façade. An open porch at the south side of the primary façade is shaded by a street-facing gable roof. Three eyebrow dormers punctuate the center of the hip above the primary façade. A low, rectangular-shaped chimney rises from the roof ridge near the center of the residence. Exterior walls are faced with narrow, wood clapboard siding. Tall, latticework fences (a later addition) run parallel to the building's primary façade and provide a buffer from an adjacent parking lot at the front of the lot. Windows appear to be the original wood casement windows and are set in an irregular fenestration pattern. Although not visible from the pedestrian right-of-way, Sanborn Fire Insurance maps depict secondary buildings at the rear of the lot, including two detached duplex buildings and a small, detached garage. The duplex buildings contain four additional residential units. Both the condition and the integrity of this property are good.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northeast
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1919
LA County Assessor Records

P7. Owner and Address:
ALABASTUR EBON TR MEI MON TRUST
1344 HAVENHURST DR
WEST HOLLYWOOD 900460 000

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 1332 HAVENHURST DR

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1919 **Property Type** Bungalow **Applicable Criteria** A1,A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

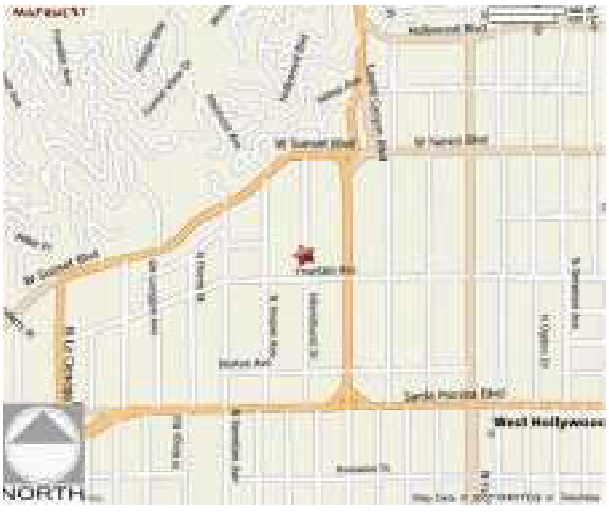
B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1350 Havenhurst Dr

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1350 Havenhurst Dr City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-008-019

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Courtyard Apartment with French Revival influences built in 1941. The building is U-shaped in plan. Exterior walls are stucco. Ornamentation consists of quoin detailing, belt courses, molding under the roofline, and wrought iron balconettes. The building has a hipped roof clad in composition shingles with shallow boxed eaves. Windows consist of multi-light double-hung wood windows. Individual units are accessed via exterior walkways in the courtyard. Entrances to each unit consist of single wood doors. There is a one-story detached garage to the rear of the property. The building has a central communal landscaped area with shrubs, mature trees, walkways, concrete steps, and brick-paved patios.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1941 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1350 Havenhurst Dr

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1941. Reroof, 1996 and 2006.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Prewar Courtyard Apartments; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Garden Court Thematic District. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

1350 Havenhurst Drive appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Multi-Family Residential Development under local criteria A1 and A3 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of the Prewar Courtyard Apartment property. As the buildings themselves are an unremarkable example of the French Revival/Chateauesque style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Prewar Courtyard Apartment property type and some features of the French Revival style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received.

Prewar Courtyard Apartments were the next evolution of the courtyard housing type after bungalow courts. Multiple units in one or two larger buildings were arranged around a central courtyard or open space. Many examples were thoughtfully designed by architects, which reflected the increasing wealth of residents living in multi-family housing during this period. Architects including Arthur and Nina Zwebell and F. Pierpont and Walter Davis were highly influential, helping to shape the designs of the property type through the 20th century. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B96-003-395, B06-000-084.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): French Revival is a broad term that describes architecture influenced by a variety of French buildings, ranging from the ornate (Chateauesque) to the modest (French Provincial). The style is characterized by features such as steeply pitched roofs with dormers, turrets, and towers, decorative finials, cornice lines, and stringcourses.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1350 HAVENHURST DR*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address *1350 North HAVENHURST DR* City West Hollywood Zip *90046*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5554008019*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1350 Havenhurst is a two-story, Minimal Traditional style, twelve-unit building with a U-shaped plan, with the central courtyard open to the street at the west. The roof is somewhat steeply pitched and hipped. At the front of the building each wing of the U steps down to a smaller bay at the street façade. Each of these front bays is centered in the end wall of the larger bay behind it, and given a proportionately smaller hipped roof, that terminates in a gable over the center of each front bay. Garages are housed across the eastern edge of the property at the back of the lot. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1941

P7. Owner and Address:
SNYDER,LEON
3660 WILSHIRE BLVD UNIT# 714
LOS ANGELES, CA 90010

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1401 Havenhurst Dr

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1401 Havenhurst Dr City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-017-001

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Apartment House (Type B) in the Early American Colonial Revival style built in 1939. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of fluted wood door surrounds with dentil detailing and wood window shutters. The building has a cross gable roof clad in composition shingles with flush eaves. Windows consist of multi-light double hung and casement windows arranged individually, in pairs, and groups of three. A single wood-paneled door is located on the front (east) elevation. Individual units are accessed from the exterior by wood-paneled doors along the side (south) elevation.The building has a communal walkway lined with shrubs and mature trees.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1939 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1401 Havenhurst Dr

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Early American Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1939. No digital exterior alteration permits on file. Metal railings appear replaced and window openings appear modified at unknown dates.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: Early American Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1919-1939 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. It is not a fully realized example of the Prewar Apartment House property type and unremarkable example of the Early American Colonial style, lacking the high quality architectural styling and unique amenities of its counterparts that would have been competing for tenants as West Hollywood became an increasingly fashionable and desirable place to live.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of workmanship and materials appear to have been diminished by the installation of non-original features and changes to the window openings.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
MLS

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1401-07 HAVENHURST DR*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address *1401-07 North HAVENHURST DR* City West Hollywood Zip *90046*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5554017001*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1401-07 Havenhurst Drive is a fifteen-unit, two-story residential building in the Minimal Traditional style. The building wraps a central landscape courtyard for approximately three-quarters of the courtyard's perimeter. Garages are located in a separate structure at the western, rear edge of the property. The roof is pitched with gable ends, with the exception of a hipped roof at the southwest corner of the building. Detailing of the building is limited to a few details such as string-course moldings. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1945

P7. Owner and Address:
LASHEN,DANIEL
8458 HAROLD WAY
LOS ANGELES, CA 90069

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1260 N Hayworth Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1260 N Hayworth Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-012-022

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-Postwar Courtyard Apartment built in 1946. The building is e-shaped in plan. Exterior walls are stucco. The building has a hipped roof clad in composition shingles with projecting boxed eaves. Visible windows consist of multi-light steel casements. Individual units appear to be accessed from the exterior. Visible entrances consist of single paneled doors. On the ground floor some entrances are sheltered by Juliet awnings.The property has a central courtyard with shrubs, mature trees, walkways, and a swimming pool. The front of the property is enclosed by a painted brick wall with wrought iron gate.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1946 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1260 N Hayworth Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** No Style

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1946. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Edith Northman **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Postwar Courtyard Apartments **B10 Area:** West Hollywood

Period of Significance: 1945-1969 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

1260 N. Hayworth Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Multi-Family Residential Development under local criteria A1 and A3 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of the Postwar Courtyard Apartment property type. As the buildings themselves do not reflect a particular style of architecture, the property appears unlikely to meet state or national thresholds for significance.

The property possesses most character-defining features of Postwar Courtyard property type, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

After World War II, much of Southern California underwent a building boom, predominantly single-family tract homes in newly developed suburbs. Due to West Hollywood's earlier building boom in the 1920s, there was little room for this type of construction. As a result, postwar construction consisted largely of infill to increase density to meet the demand for housing.

During this period, the courtyard apartment property type evolved through the incorporation of economical construction techniques, midcentury detailing, and amenities intended to create a relaxed, indoor-outdoor atmosphere, including swimming pools, tropical plantings, and exterior balconies. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

O'Donnell, Roberta. 412-416 Catalina Street: Altman Apartments. Historic-Cultural Monument Application. Los Angeles, California. 2016.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1260 N HAYWORTH AVE*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address *1260 N HAYWORTH AVE* City West Hollywood Zip *90046*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5554012022*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story building was designed in the Minimal Traditional style. It is E-shaped in plan with the open end toward the street and occupied by a swimming pool. The two sub-courtyards within the arms of the "E" are heavily planted and feature mature trees. The wood-framed building has a hipped roof and is finished in stucco. The primary façade is generally symmetrical in composition. Fenestration consists of multi-light metal casement windows set in narrow painted surrounds that may be later additions. Other walls facing into the courtyard are dominated by rows of multi-light metal casement windows. Entrance to the property is through a metal gate with decorative scrolling that is flanked by concrete piers capped by a pair of light fixtures. The building is in good condition and appears to have good integrity. It was designed in 1946 by Edith Northman for A. Marrowitz & Song and built for $150,000. The swimming pool was built at a cost of $3,000. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1946
City of West Hollywood Bldg Records

P7. Owner and Address:
1260 HAYWORTH PARTNERS LLC
PO BOX 69306
WEST HOLLYWOOD 9006900

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1270 N Hayworth Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1270 N Hayworth Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-012-023

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2 and 3-Prewar Apartment House (Type B) in the French Revival style built in 1936. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of belt courses and quoins. The building has a hipped roof clad in composition shingles with flush eaves. The roof is accentuated by turrets and finials and arched attic vents that echo the appearance of dormers. There is one chimney. Windows consist of individual jalousie windows, multi-light wood casements, and single-light fixed windows arranged in projecting bays. There are at least two entryways on the west-facing elevation within pointed arched openings. The doors are obscured by metal security doors. Individual units appear to be accessed from interior corridors.The building has a communal landscaped area with shrubs and walkways.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1936 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1270 N Hayworth Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1936. Reroof, 2010. Soft-story retrofit, 2020. Incompatible windows installed at an unknown date.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of Prewar Apartment House (Type B) and the French Revival style but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, integrity of design and materials have been diminished due to the installation of incompatible windows.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B10-000-606, B20-0303.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) 1270-74 HAYWORTH AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1270-74 North HAYWORTH AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554012023

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This eight-unit building was designed in the late French Chateau style. The site plan of the building is a modified "U" in plan, with a much shorter leg facing south, and the main courtyard open to the street. The one-story garage building is at the east end of the lot, behind the main residential building. The stucco- finished residential building is two stories with the exception of a one-story wing facing south, at the front of the building. The roof is high-pitched and hipped with very narrow eaves. The fenestration includes multi-pane, double-hung windows. Chateauesque details include one-story, slanted bay windows with diagonal, leaded-glass sidelights, vertical, arched dormer vents, a narrow turret on the second story, and an entry to the ground floor street-facing entrance with a very steeply pitched roof. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1936

P7. Owner and Address:
Frances Mandel Co Trust
1024 N ORLANDO AVE LOS ANGELES, CA 90069-4208

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1321-1333 N Hayworth Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1321-1333 N Hayworth Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-004-079 through 5554-004-086; 5554-0

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2 and 3-story Prewar Courtyard Apartment in the French Revival style built in 1941. The two buildings are L-shaped in plan. Exterior walls are stucco. Ornamentation consists of belt courses, fluted wood door surrounds, awnings, wrought iron railings, and wood shutters. The buildings have high-pitched hipped roofs clad in composition shingles with shallow, flared eaves and pointed-arch wall dormers. Windows consist of multi-light double-hung wood windows arranged individually and in groups. Ground floor units are accessed via exterior walkways in the central courtyard and consist of fully glazed multi-light wood doors with sidelights. Upper units appear to be accessed by interior stairs and corridors accessed via entryways with fluted wood surrounds. There are two detached carports to the rear of the two buildings. The building has a communal landscaped area with shrubs, hedges, mature trees, walkways, stone steps, and a swimming pool.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1941 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 3S/3CS/5S3

***Resource Name or #:** (Assigned by Recorder) 1321-1333 N Hayworth Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed, 1941. Reroof, 2007.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Ley Brothers **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Prewar Courtyard Apartments; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** A/C; 1/3; A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Garden Court Thematic District. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

1321-1333 N Hayworth Avenue appears eligible for listing in the National Register (3S) and California Register (3CS) and for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the contexts of Multi-Family Residential Development and Residential Architectural Styles under national criterion A/C, state criterion 1/3, and local criteria A3 and A1 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of a Prewar Courtyard Apartment and French Revival Style.

It possesses most character-defining features of the Prewar Courtyard Apartment property type and French Revival architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received.

Prewar Courtyard Apartments were the next evolution of the courtyard housing type after bungalow courts. Multiple units in one or two larger buildings were arranged around a central courtyard or open space. Many examples were thoughtfully designed by architects, which reflected the increasing wealth of residents living in multi-family housing during this period. Architects including Arthur and Nina Zwebell and F. Pierpont and Walter Davis were highly influential, helping to shape the designs of the property type through the 20th century. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permit B07-000-214.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Required Information

B10. Significance (Continued from Page 2): French Revival is a broad term that describes architecture influenced by a variety of French buildings, ranging from the ornate (Chateauesque) to the modest (French Provincial). The style is characterized by features such as steeply pitched roofs with dormers, turrets, and towers, decorative finials, cornice lines, and stringcourses.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1321 HAYWORTH AVE

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1321-23 North HAYWORTH AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554004079

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story building, together with the 1325-33 Hayworth building, frame one of the largest landscaped courtyards anywhere in West Hollywood. Both buildings are L-shaped, with 1321-23 framing the courtyard to the south and west, and 1325-33 framing the courtyard to the north and west. The courtyard opens to Hayworth on the east, and is currently largely hidden by a tall hedge. The courtyard itself is well landscaped and the landscaping includes mature trees as an essential component. The fenestration includes multi-paned, double-hung windows. The walls of the building are stuccoed, the roof is steeply pitched and hipped and there are a few simple, traditional, period-revival details, such as string-course moldings. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1946

P7. Owner and Address:
LEV TRUST, et al.
Address same as property

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1325-33 HAYWORTH AVE

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1325-33 North HAYWORTH AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554004079

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story building, together with 1321-23 Hayworth, frames one of the largest landscaped courtyards anywhere in West Hollywood. Both buildings are L-shaped, with 1321-23 framing the courtyard to the south and west, and 1325-33 framing the courtyard to the north and west. The courtyard opens to Hayworth on the east, and is currently largely hidden by a tall hedge. The courtyard itself is well landscaped and the landscaping includes mature trees as an essential component. The walls of the building are stuccoed, the roof is steeply pitched and hipped and there are a few simple period-revival details, such as a tall gable used as an accent, and string-course moldings. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View looking west
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1946

P7. Owner and Address:
FOGEL,ARTHUR E CO TRUST, et al.
9348 CIVIC CENTER DR
BEVERLY HILLS, CA 90210

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:

☒ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1420 N Hayworth Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ;**R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1420 N Hayworth Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-001-008

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a bungalow court built in the Spanish Colonial Revival style built in 1922. It consists of two 1-story bungalows and two 2-story bungalows arranged roughly in a U-shape. Exterior walls are stucco. The bungalows are rectangular in plan and each has a flat roof with a raised parapet. On the larger 2-story buildings there are shed roofs clad in clay tile or composition shingles. Windows consist of double-hung wood windows, some with wood window shutters. Entrances to individual units open onto the communal walkway and are obscured by metal security doors.The property consists of four rectangular buildings separated by a walkway. There are small areas of lawn with mature trees and foundation plants.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1922 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1420 N Hayworth Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Spanish Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**

Constructed, 1922. Replace 5 windows and reroof overhang, 2011. Remove and enclose windows, install skylights, reroof, replace stairs, seismic retrofit, 2012. Clay tile roofing material removed and replaced with composition shingles and flashing at an unknown date.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Bungalow Courts; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1910-1940; 1922-1949 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Bungalow Court property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. Although generally intact, it is an unremarkable example of the Spanish Colonial Revival style. The site planning and landscaping is rudimentary, and it does not represent a fully realized example of a bungalow court; therefore, it is not emblematic of the residential development patterns that comprised the growth of West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design, workmanship, and materials have been diminished by the removal and replacement of clay tile with incompatible composition shingles and flashing.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B11-000-405, B11-000-406, B11-000-407, B12-000-075, B12-000-076, B12-000-176, B12-000-177, B12-000-178, B12-000-375

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) 1420 N HAYWORTH AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1420 N HAYWORTH AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554001008

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property contains four buildings around a courtyard. The street-facing building located at 1420 Hayworth is a two-story apartment building designed in the Spanish Colonial Revival style. It is generally rectangular in plan with a flat roof surrounded by a parapet, framed in wood, and finished in stucco. Fenestration consists mostly of one-over-one wood sash windows flanked by wood shutters and set in wood frames with projecting wood sills; some upper sash are divided-light. The main façade is asymmetrically composed, with small single and paired windows and a clay-tile-clad, shed roof over a small one-story portion at the front. A wood gate within an arched opening in a wing wall to the north leads to the entrances. Other features include ornamental vent grilles set in two deep rectangular frames on the south half of the primary façade, near the parapet. The building is in good condition and has fair to good integrity. No original building permit was located in the City of West Hollywood's property records, but county tax assessor records indicate that it was built in 1922. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1922
LA County Tax Assessor Records

P7. Owner and Address:
KORNLAND BUILDING
8222 MELROSE AVE
LOS ANGELES *9004600*

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1441 N Hayworth Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1441 N Hayworth Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-003-003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Apartment House (Type B) in the French Revival style built in 1938. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of belt courses, wrought iron railings, wood window shutters, and corbels beneath projecting volumes. The building has a hipped roof clad in composition shingles with boxed eaves. The roof is accentuated by arched attic vents that echo the appearance of dormers. There are two interior, stucco chimneys. Multi-light wood casement or fixed windows are arranged individually, in pairs, and in groups of three. Visible entryways consist of single wood-paneled doors within decorative pedimented surrounds. Individual units appear to be accessed by interior corridors.Landscaping on the property includes a front lawn area, communal walkway, mature trees, and foundation plants. The front edge of the property is enclosed by a low brick wall and metal fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1938 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1441 N Hayworth Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1938. Repair 3 fire-damaged units, including roof and floor, 2014.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It wasincludedin2022-2023reconnaissancesurveyupdateandappearedtowarrantfurtherstudyasindividualresource.It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Prewar Apartment House property type and French Revival architectural style, but is an unremarkable example when compared to similar properties in West Hollywood.

Research indicates that the property was briefly associated with the author F. Scott Fitzgerald around the time of his death; however, this association does not rise to the level of significance necessary to be eligible under Criterion B/2/C.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B14-000-254;
Newspapers.com

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1441 HAYWORTH AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1441 North HAYWORTH AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554003003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, eight-unit late French Chateau style building has stucco walls and a steeply pitched hipped roof. The L-shaped courtyard opens to the street at the west, and faces south, with the short wing of the L at the south. The ample courtyard is well landscaped and the building is raised several feet above the street. The garages are in a separate building at the rear of the lot at the east. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1938

P7. Owner and Address:
RUBIN,SHARON TRUST, et al.
6254 DEL VALLE DR
LOS ANGELES, CA 90048

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 926 Hilldale Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 926 Hilldale Ave City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4340-004-035

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story Single-Family Residence in the Craftsman style built in 1912. The building is rectangular in plan. Exterior walls are wood siding. The building has a cross-gable roof clad in composition shingles with open eaves. Windows consist of narrow multi-light wood casements and one-over-one double-hung wood windows. The primary entryway is located under a projecting porch and consists of a single, partially glazed Dutch door. The porch is supported by wood posts and accessed by shallow brick steps. There is a one-story detached garage to the rear of the building. Landscaping consists of a front yard area with a lawn, shrubs, mature trees and a central walkway. The front of the property is enclosed with a brick and picket fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single Family Property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1912 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 926 Hilldale Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** No Style

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1912. New 1-car garage, 1999.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings **B10 Area:** West Hollywood

Period of Significance: 1895-1925 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing as an individual resource. It was re-surveyed as part of the 2022-2023 multi-family survey update and re-evaluated due to its age.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. Although mostly intact, it is an unremarkable example of a single-family residence that does not embody any particular style of architecture and does not appear to have an important association with early residential development in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B99-000-174.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 926 HILLDALE AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 926 HILLDALE AVE City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 4340004008

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family residence is vernacular in design although its materials share characteristics with the contemporaneous Craftsman style. Oriented to the west, the house is one story tall and is topped by a side gable roof covered with composition roofing. Exterior walls are sheathed with narrow clapboard. The main facade is assymetrically composed; its primary feature is a partial-width gablefront porch that rests atop to simple square columns. The front door, located on the south side of the facade, is sheltered by the porch; a three-part window fills the northern half of the facade. Both the door and the window have simple flat wooden surrounds and no other ornamentation. Windows are covered with metal security grilles.

This property is not a representative example of a Craftsman bungalow. It is associated with the history of Sherman after 1910. It does not appear to be individually eligible for listing at the federal, state, or local level.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
December 2007

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1912
LA County Tax Assessor Records

P7. Owner and Address:
JANULIS ROSALIA TR JANULIS TRUST
926 HILLDALE AVE
WEST HOLLYWOOD 90069

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:

☐ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☒ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8953 Keith Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ;**R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 8953 Keith Ave City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4340-016-004

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1915. The building is rectangular in plan. Exterior walls are wood siding and wood shingle. The building has a cross-gabled roof clad in composition shingles with open eaves, exposed rafter tails, and brackets. Visible Fenestration consists of one-over-one double-hung windows Anda a diamond-light awning window in the gable end. The primary entryway is sheltered under a projecting porch and consists of a single, partially glazed wood door. The partial-width projecting porch is supported by square wood posts. A trellis extends north of the porch above a picture window. The property is surrounded by a tall metal fence, obscuring the yard and landscaping from view.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1915 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 8953 Keith Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1915. Reroof, 2022-2023. Partial porch enclosure at unknown date.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

8953 Keith Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the early growth of West Hollywood and as a good example of the Craftsman style. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Single-Family Residence property type and Craftsman style as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction.

Single-family residences would remain the predominant housing type through the 1920s, when multi-family residential construction began to overtake construction of new free-standing homes. Early attempts to increase density included building small, secondary dwellings, generally to the rear of a lot occupied by an existing single-family residence. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B22-0350, B23-0070

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

B10. Significance (Continued from Page 2): The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property has undergone alterations but retains sufficient integrity to convey its local significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 8953 KEITH AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 8953 KEITH AVE City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 4340016004

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Craftsman bungalow is a single-family residential structure oriented to the south. The property is bordered with a lattice fence and landscaped trees, shrubs and small plantings, which partially obscures the building from the public right of way. Constructed in 1915, the building is rectangular in plan and has a separate garage structure at the rear of the parcel. The front gable face features a small, wood-frame window with a Queen Anne design. The second gable to the north features a screened vent at the gable peak. it features gable roofs, wood shingle and clapboard siding, and wood, one-over-one, double-hung windows. A partial-width porch is located at the west end of the main façade. Alterations to the building included the enclosure of the porch at one end and extension of the porch at the other end.

.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing north
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1915
LA County Assessor Records

P7. Owner and Address:
KOHLER FREDERICK G
P O BOX 69606
LOS ANGELES 90069

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5*

Resource Name or #: (Assigned by recorder) *8953 KEITH AVE*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood*

Period of Significance **Property Type** *1915* **Applicable Criteria** *A1,A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

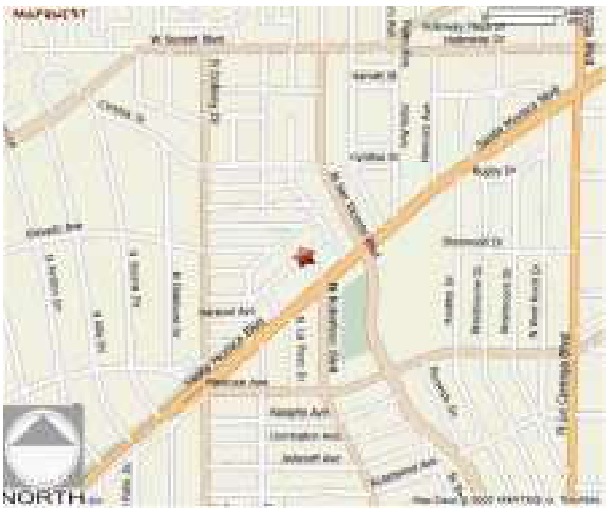
B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1128 Larrabee St

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1128 Larrabee St City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5560-022-005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 3-story Stucco Box/Dingbat with Mid-Century Modern influences built in 1951. The building is rectangular in plan. Exterior walls are stucco and concrete block. Ornamentation consists of geometric hollow concrete block patterning along the ground floor. The building has a front-gabled roof clad in composition shingles with boxed eaves. Windows consist of single-light wood fixed and awning windows arranged in horizontal bands and in the gable end. Entrances to units are not visible from the public right-of-way. There is a projecting balcony on the second floor with angled wood siding and post-and-beam supports. Landscaping is limited and includes a concrete block planter and mature trees and shrubs at the north and south ends of the property. The south end of the property is paved in concrete, providing access to soft-story parking on street level.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1951 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 2/19/2024

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1128 Larrabee St

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Mid-Century Modern influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1951. Remove and replace door header, 2002. Soft-story retrofit, 2020. Deck structural repair, 2022.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Edward Fickett, FAIA **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Stucco Boxes/Dingbats; Modernism and Mid-Century Modernism: Mid-Century Modern **B10 Area:** West Hollywood

Period of Significance: 1945-1962; 1949-1967 **Property Type:** Residential **Applicable Criteria:** Local: D

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for listing as an individual resource though the text of the conclusion on the DPR form is cut off. As such, It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as an individual resource.

The property is an example of the work of architect Edward Fickett, FAIA; however, City Council denied the local designation of 1128 Larrabee as an individual resource on April 4, 2011. No new information was revealed as a part of this updated evaluation; therefore, the property is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z).

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permit B02-002-260, B20-0828, B22-0901; Edward H. Fickett, FAIA, Records, USC Libraries Special Collections

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 2/19/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 1128 LARRABEE ST

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1128 LARRABEE ST City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5560-022-005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story vernacular modernist apartment building is rectangular in plan, framed in wood, and finished in stucco. It is covered by a front-facing gabled roof with overhanging eaves. Open parking garages occupy the street grade, stacked down the length of the building along a driveway that runs perpendicular to the street. This lower level is partially screened at the street by a concrete block wall with some pierced concrete blocks arranged within it. The upper stories that contain the apartments are elevated above the street and cantilevered over the garage level to the south. Stairs to the main entrance are located along the north side of the building. Fenestration on the primary façade consists of horizontal groupings of square, wood-frame, fixed and awning windows; they are arranged in a single band on the first floor and stacked in a double band on the second floor. The primary façade is asymmetrically composed, with fenestration, a long, canted false balcony front, and a canopy concentrated toward the south side of the façade. The low-pitched canopy has exposed braces and shades first floor windows in addition to providing a modest horizontal decorative element. The building is in fair to good condition and has good integrity. Although no original building permit was located at the City of West Hollywood, county tax assessor records indicate that it was built in 1951. It has been attributed to the architect Edward Fickett.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1951
LA County Tax Assessor Records

P7. Owner and Address:

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:

☒ None	☐ Continuation Sheet	☒ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page ___ **of** *2*

NRHP Status Code *5S*

Resource Name or #: (Assigned by recorder) *1128 LARRABEE ST*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: *Edward Fickett (attributed)* b. Builder:

B10. Significance: **Theme** *Architecture* **Area** *West Hollywood*

Period of Significance **Property Type** **Applicable Criteria**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Edward Fickett, FAIA designed several buildings within the City of West Hollywood, including four within the survey area. After graduating from the University of Southern California and working with local architect Sumner Spaulding, Fickett received a master's degree in city planning from the Massachusetts Institute of Technology. After returning from military service in World War II, he formed a partnership with Francis J. Heusel before opening his own practice in 1947. Fickett's work in the postwar years included commercial, multi-family housing and single-family tract housing projects. Fickett was the recipient of professional honors and recognition throughout his career, including the National Association of Home Builders Awards of Merit throughout the 1950s, the Progressive Architecture Design Award in 1954, AIA merit award in 1956 and 1957 and House and Home Magazine awards in 1956 and 1957. He was finally named a Fellow of the American Institute of Architects (AIA) in 1969. He died in 1999.

Fickett designed several apartment buildings in West Hollywood, Hollywood, and Los Feliz in the 1940s and 1950s in addition to designing house plans for tract developments throughout greater Los Angeles. The architect incorporated what became known as characteristic "Fickett" elements in these designs low pitched or broad sloping roofs and high ceilings with exposed beams, generous use of plate glass set into deep wood framing and a mix of natural and synthetic materials including stone, stucco, fiberglass, steel and wood. Most of these are designed with a focus on interior patios with swimming pools surrounded by lush subtropical plantings including banana trees, palms, yuccas, and giant bird of paradise. The subject property does not appear to represent the characteristic work of Fickett and no additional documentation was found to confirm Fickett as the architect of record. The property does not appear individually eligible for listing on the National or California Register; however, it may be

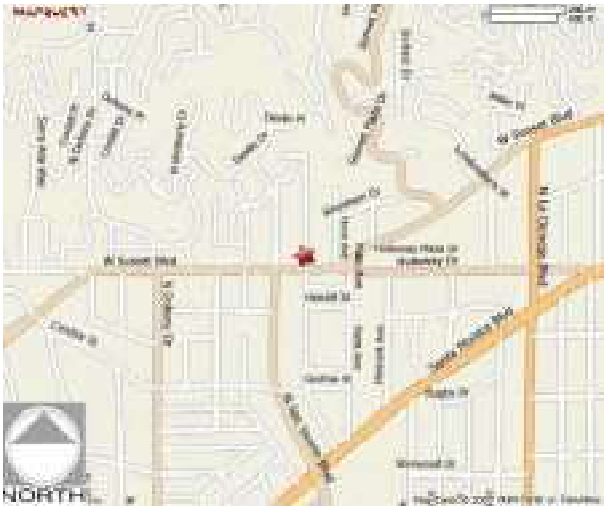
B11. Additional Resource Attributes: *HP3 - Multiple Family Property*

B12. References:

See bibliography in Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1145 Larrabee St

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1145 Larrabee St City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5560-023-080

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 3-story Postwar Courtyard Apartment with Mid-Century Modern influences built in 1956. The building is O-shaped in plan. Exterior walls are stucco The building has a flat roof with boxed, overhanging eaves. Fenestration consists of jalousie windows and horizontal bands of single-light. The main entrance is recessed beneath the second story and consists of a single fully glazed wood door flanked by sidelights. Individual units are accessed by exterior walkways around the courtyard and consist of single wood slab doors. The front of the property has stucco planters with mature trees, shrubs, and drought-tolerant plantings. Near the center of the west elevation there is an entrance to subterranean parking with a sliding wood door. The interior courtyard includes a concrete patio and a swimming pool.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1956 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1145 Larrabee St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Mid-Century Modern influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1956. No digital exterior alteration permits on file.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Edward Fickett, FAIA **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Postwar Courtyard Apartments; Modernism and Mid-Century Modernism: Mid-Century Modern **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1949-1967 **Property Type:** Residential **Applicable Criteria:** Local: D

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 and a status code of 6Z was assigned; however, the DPR 523 B form was not attached so the conclusion of the evaluation could not be reviewed. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as an individual resource.

1145 Larrabee appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant under local criterion D for representing the work of architect Edward Fickett, FAIA. Because the property does not appear to be an important work of Fickett's, the property appears unlikely to meet state or national thresholds for significance under Criterion C/3.

It possesses most character-defining features of the Postwar Courtyard Apartment property type and Mid-Century Modern architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

After World War II, much of Southern California underwent a building boom, predominantly single-family tract homes in newly developed suburbs. Due to West Hollywood's earlier building boom in the 1920s, there was little room for this type of construction. As a result, postwar construction consisted largely of infill to increase density to meet the demand for housing.

During this period, the courtyard apartment property type evolved through the incorporation of economical construction techniques, midcentury detailing, and amenities intended to create a relaxed, indoor-outdoor atmosphere, including swimming pools, tropical plantings, and exterior balconies. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): The Mid-Century Modern style evolved from various prewar expressions of modernism. A “second generation” of architects, inspired by the work of early local Modernists like Richard Neutra, Rudolph Schindler, and Frank Lloyd Wright, developed a regional style popularized in part by the Art and Architecture magazine’s pivotal Case Study Program. The style is characterized by clear expression of structure and materials, an emphasis on horizontality, large expanses of glass, and seamless indoor-outdoor spaces.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 1145 LARRABEE ST UNIT 2

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1145 LARRABEE ST City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5560023072

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This multi-unit, vernacular modernist apartment building has a rectangular-shaped plan that wraps around a large courtyard with a pool. The courtyard, however, appears limited to a narrow walkway adjacent to the small pool area and contains minimal plantings. The building is two stories above a basement and is covered by a flat roof that terminates in a short eave overhang. Exterior wall facing material is stucco. The majority of the east (primary) façade projects beyond the north end of the building. A two-story band of ganged, fixed sash windows set above louvers is a prominent design feature and stretches across most of the primary façade. Windows that punctuate other points of the facades are single and paired fixed sash; red, canvas awnings shade almost all windows on the primary façade. The main entrance is located near the north corner of the primary façade. Single-lite, fixed sash windows at the second story crown the entrance door. To the immediate north of the entrance door is a series of thin, wood slats that support the cantilevered roof overhang two stories above. A prominent garage parking entrance is cut into the façade near the south corner of the primary façade at the basement level. Wide, raised planter boxes delineated by walls sheathed in stucco buffer the building from the street; mature trees and low bushes offer dense greenery to the building. The building was designed by Alfred March in 1956 for owner Jack Charney and constructed for $100,000. The pool was also installed in 1956 for $3,000.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1956
City of West Hollywood Bldg Records

P7. Owner and Address:
SHORE DERRICK
1145 LARRABEE ST NO 2
WEST HOLLYWOOD 900690

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☒ None ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1274 N Laurel Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1274 N Laurel Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-011-026

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Postwar Courtyard Apartment built in 1948. The building is roughly U-shaped in plan. Exterior walls are stucco with wood siding. Ornamentation consists of decorative metal awnings over individual windows along the first floor. The building has a hipped roof clad in composition shingles with shallow boxed eaves. Fenestration consists of single-light sliding and hung vinyl windows. Individual unit entrances are accessed via exterior walkways and consist of single wood-paneled doors. There is a 1-story detached carport to the rear of the main building. Landscaping includes a front yard area and communal courtyard with concrete walkways and sections of lawn, shrubs, and mature trees. A driveway runs along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1948 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1274 N Laurel Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** No Style

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1948. Replace 5 windows, 2017. Replace 111 windows, 2018.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Postwar Courtyard Apartments **B10 Area:** West Hollywood

Period of Significance: 1945-1969 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Garden Court Thematic District. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses some character-defining features of the Postwar Courtyard Apartment property type but does not reflect a particular style of architecture and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design and materials have been diminished by the installation of non-original vinyl windows.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permits B17-0933, B18-0283.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1274 N LAUREL AVE

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1274 N LAUREL AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554011026

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This vernacular modernist apartment building is roughly C-shaped in plan, two stories in height with a basement in the rear under the eastern portion, and covered by a hipped roof with a low pitch, a shallow eave overhang, and prominent fascia. Round-headed vents project from the roof at various points. Exterior wall facing material is stucco at the first floor and horizontal wood boards at the second floor. The south (primary) façade faces away from the street and is distinguished by a second-floor balcony that overlooks a courtyard below. Pilasters, which are fluted only at the second floor, divide the facades into bays. Windows are six-over-six, double-hung wood sash. Canvas awnings shade first floor windows and provide a modest decorative element. Entrances are located off the courtyard at the south façade. A driveway to the south provides vehicular access to both a basement garage at the rear and a detached single-story garage to the east. Landscaping consists of large lawns, dense bushes at the base of the west (street-facing façade), and mature trees. The building was designed in 1948 by Edith Northman for owner Dr. Harold B. Senter and constructed for $82,000. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northeast
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1948
City of West Hollywood Bldg Records

P7. Owner and Address:
GILMORE BERNARD H CO TR ET
4847 TYRONE AVE
LOS ANGELES *9142300*

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1401 N Laurel Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1401 N Laurel Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-005-007

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2 and 3-story Prewar Apartment House (Type B) in the French Revival style built in 1936. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of belt courses, quoins, wrought iron railings, and corbels below projecting volumes. The building has a high hip roof clad in composition shingles with flared, boxed eaves. The roof is accentuated by arched attic vents that echo the appearance of dormers. Windows consist of multi-light wood casements with and without transoms arranged in pairs and with multi-light fixed windows, as well as one-over-one double-hung windows.The building has a communal landscaped area with shrubs, mature trees and walkways. The front of the property is enclosed with a low stucco wall, wrought iron gate, and hedges.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1936 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 3S/3CS/5S3

***Resource Name or #:** (Assigned by Recorder) 1401 N Laurel Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival (Chateauesque)

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1936. Install new windows (number and location not specified), 2022.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: None listed on original permit **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** A/C; 1/3; A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

1401 N. Laurel Avenue appears eligible for listing in the National Register (3S) and California Register (3CS) and for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the contexts of Multi-Family Residential Development and Residential Architectural Styles under national criterion A/C, state criterion 1/3, and local criteria A3 and A1 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of the Chateauesque style.

It possesses most character-defining features of the Prewar Apartment House (Type B) property type and Chateauesque architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received. (See continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B22-0115.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): Higher density luxury construction was a priority as West Hollywood became a fashionable and desirable place to live. Two- to five-story prewar apartment houses increased the number of rentable units on a lot. In addition to their architectural styling, features such as landscaping, signage, communal amenities, and a unique building name (like La Fontaine) helped to attract tenants.

French Revival is a broad term that describes architecture influenced by a variety of French buildings, ranging from the ornate (Chateauesque) to the modest (French Provincial). The style is characterized by features such as steeply pitched roofs with dormers, turrets, and towers, decorative finials, cornice lines, and stringcourses.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) 1401 N LAUREL AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1401 N LAUREL AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554005007

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This three-story, Norman Revival style apartment building is L-shaped in plan with the short side of the L located at the rear of the plan, creating a courtyard-like space with the building running along two sides of it. The building is capped by steep hipped roofs covered in composition shingle. The building is framed in wood, clad in stucco, and has fenestration of multi-light wood casement windows often flanked by wood shutters. Upper floors have balconies adorned with decorative metal railings. The occasional metal awnings with scalloped edges may be later additions. A flagstone stair leads to the landscaped courtyard. The building is in good condition and has good integrity. It was built in 1936 for owner Ley Brothers for $28,000; there is no architect is listed on the building permit. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northwest
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1936
City of West Hollywood Bldg Records

P7. Owner and Address:
RUBIN EMMA TR RUBIN TRUST
6254 DEL VALLE DR
LOS ANGELES *9004800*

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1417 N Laurel Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1417 N Laurel Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-005-005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Apartment House (Type B) in the French Revival style built in 1940. The building is L-shaped in plan. Exterior walls are stucco and fieldstone. Ornamentation consists of finials, wood window shutters, wrought iron railings, a belt course, and fluted and quoin detailing at the corners of the building. The building has a hipped roof clad in composition shingles with shallow boxed eaves. The roof is accentuated by gabled attic vents that echo the appearance of dormers. Windows consist of multi-light steel casements arranged in groups, pairs, and rounded bays as well as four-over-four double-hung wood windows. Individual unit entrances appear to be accessed via exterior walkways and consist of single wood-paneled doors, some of which are sheltered beneath Juliet awnings. There is a 1- and 2-story detached building to the rear with soft-story parking. There is also soft-story parking along the rear of the main building. Landscaping consists of a front yard area surrounded by a fieldstone retaining wall as well as a communal landscaped area with lawn, shrubs, mature trees, and fieldstone steps and walkways. A side driveway runs along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1940 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1417 N Laurel Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** French Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1940. Reroof, 2010. Soft-story retrofit, 2023.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: French Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1926-1941 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Garden Court Thematic District. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

1417 N. Laurel Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Multi-Family Residential Development under local criteria A1 and A3 for representing residential and cultural patterns that comprised the growth of West Hollywood and as an example of the French Revival style. As a more modest example of the style when compared to similar properties in West Hollywood, the property may not meet state or national thresholds for integrity.

It possesses most character-defining features of Prewar Apartment House (Type B) and the French Revival (Chateauesque) style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received.

Higher density luxury construction was a priority as West Hollywood became a fashionable and desirable place to live. Two- to five-story prewar apartment houses increased the number of rentable units on a lot. In addition to their architectural styling, features such as landscaping, signage, communal amenities, and a unique building name (like "La Fontaine") helped to attract tenants. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
City of West Hollywood Building Permit B10-000-745, B23-0138.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

B10. Significance (Continued from Page 2): French Revival is a broad term that describes architecture influenced by a variety of French buildings, ranging from the ornate (Chateauesque) to the modest (French Provincial). The style is characterized by features such as steeply pitched roofs with dormers, turrets, and towers, decorative finials, cornice lines, and stringcourses.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1417-21 LAUREL AVE*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address *1417-21 North LAUREL AVE* City West Hollywood Zip *90046*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5004005005*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, fifteen-unit Minimal Traditional style building has stucco walls and steeply pitched roofs. The landscaped courtyard of the L-shape building opens to the east, with the short leg of the L at the east of the complex, and the courtyard opening to the south. The building is raised above the street, with wide, flagstone steps leading up to the courtyard. Garages are at the rear of the site in a separate building. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing west
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1940

P7. Owner and Address:
LAUREL MANOR LLC
9760 CHARLEVILLE BLVD UNIT# B
BEVERLY HILLS CA 90212

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:

☒ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7507 Lexington Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7507 Lexington Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-006-019

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1919. Based upon satellite imagery, it appears to be roughly rectangular in plan with a cross-gabled roof clad in composition shingles with projecting eaves. Exterior walls are wood siding. Heavy vegetation obscures the residence from view.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing north. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1919 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 7507 Lexington Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1919. Chimney repair, 1993. Foundation replacement, 2013.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing as an individual resource but was included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. It was re-surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

This property is not fully visible from the public right-of-way due to heavy vegetation and could not be fully described or re-evaluated for potential significance.

Integrity could not be fully assessed as the property was not visible from the public right-of-way at the time of survey.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B94-002-265, B13-000-908.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) 7507 LE□INGTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ **; R** ___ **;** ___ **1/4 of** ___ **1/4 of Sec** ___ **;** _____ **B.M.**

c. Address 7507 LE□INGTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ___ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530006019

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Craftsman bungalow, constructed in 1919 with Colonial Revival influences, is situated on the north side of Lexington Avenue and oriented to the south. The building is partially obscured by tall trees and shrubs in the front yard of the parcel. Rectangular in plan, the building features a side-gable roof clad with asphalt shingles, and wood, horizontal, clapboard siding. The main façade is symmetrically composed with a central gable-front porch. Simple, rounded columns with Doric capitals frame the porch entry, which is accessed via a short flight of brick steps. Small, ornamental modillions wrap around the porch gable. The main entrance contains a wood paneled door with four lights. To the east of the porch is a wood, one-over-one, double hung window with lamb's tongues. The upper portion of the double-hung window feature Craftsman-style muntins that form small squares at the corners of the window. Sanborn Fire Insurance maps indicate a separate garage structure located at the rear of the parcel. No major alterations were noted.

This property does not appear to be an individually signficant example of its architectural style or type, nor is it associated with the historical development of Sherman. This property does not appear to be individually eligible for historic designation at the local, state, or federal level. This is not a representative example of a classic Craftsman bungalow.This property has not been evaluated as part of any district, geographic or thematic.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1919
LA County Assessor Records

P7. Owner and Address:
WILSON TIMOTHY M
7507 LE□INGTON AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7612 Norton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7612 Norton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-011-021

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1912. The building is rectangular in plan. Exterior walls are wood siding and wood shingle. The building has a front-gabled roof clad in composition shingles with open eaves, exposed rafter tails, projecting beams, and bargeboards. Windows consist of one-over-one hung vinyl replacements. The primary entrance consists of a single partially glazed wood door within a recessed partial-width porch. The porch is supported by narrow wood posts. There is a two-story detached building to the rear of the main residence. Landscaping consists of a front yard area with a lawn, shrubs, mature trees, and central concrete walkway. The front of the property is enclosed by a chain-link fence. There is a side driveway along the west edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1912 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7612 Norton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1912. Foundation retrofit, 2018. Windows and porch supports replaced at unknown dates.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of a potential Craftsman Thematic and was included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. It was re-surveyed as part of the 2022-2023 multi-family survey update and evaluated as an individual resource.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Craftsman architectural style and Single-Family Residence property type, but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design and materials have been diminished by the replacement of windows and porch supports.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permit B18-0069.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7612 NORTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 7612 NORTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ___; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530011021

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed in 1912, this Craftsman bungalow has a rectangular plan and is oriented to the north. The main elevation is partially obscured by trees and shrubs in the front yard of the parcel. The building features gable roofs with asphalt shingles and wide eave overhangs, wood, horizontal siding, and non-original vinyl, one-over-one, double-hung windows. Latticed vents are located at the gable peaks. A partial-width, recessed porch with slender, squared porch supports is located at the east end of the main facade. To the east of the porch is a pair of double-hung windows with vinyl sashes. Alterations to the building include window replacements and decorative tiles at the porch. A two-story dwelling unit is located at the rear of the parcel. Both the condition and integrity of the property are good.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing southwest
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1912
LA County Assessor Records

P7. Owner and Address:
KILROY MICHAEL R
7612 NORTON AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 7612 NORTON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1912 **Property Type** Bungalow **Applicable Criteria** A1, A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7616 Norton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7616 Norton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-011-020

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-and-a-half-story single-family residence in the Craftsman style built in 1914. The building is rectangular in plan. Exterior walls are wood siding and wood shingle. The building has a cross-gabled roof clad in composition shingles with open eaves and projecting roof beams. Windows consist of fixed and one-over-one double-hung wood windows. The primary entrance consists of a single partially glazed wood door within a partial-width recessed porch. The porch is supported by a study wood post and concrete piers. There is a one-story detached building to the rear. Landscaping consists of a front yard area with a lawn, small shrubs, and a concrete driveway and walkway.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1914 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 7616 Norton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1914. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping, and was included in 2017 in the Lexington-Curson Residential Historic Resources Survey study. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

7616 Norton Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the early growth of West Hollywood and as a good example of the Craftsman style. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Single-Family Residence property type and Craftsman architectural style, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): Single-family residences would remain the predominant housing type through the 1920s, when multi-family residential construction began to overtake construction of new free-standing homes. Early attempts to increase density included building small, secondary dwellings, generally to the rear of a lot occupied by an existing single-family residence.

The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7616 NORTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 7616 NORTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530011020

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman bungalow, oriented to the north, is rectangular in plan and was constructed in 1914. It features wood shingle cladding and a sweeping, low-pitched side gable roof with a central gabled dormer. Two sets of triple window arrangements extend across the main façade and include one-over-one, double-hung windows. Sanborn Fire Insurance maps indicate two small secondary structures, a workshop and a garage, located at the rear of the parcel, though these were not visible from the public right of way.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1914
LA County Assessor Records

P7. Owner and Address:
RAY SHIRLEY R
P O BOX 48526
LOS ANGELES 90048

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 7616 NORTON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** Architecture, Settlement **Area** West Hollywood

Period of Significance 1914 **Property Type** Bungalow **Applicable Criteria** A1, A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7712 Norton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ;**R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 7712 Norton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-011-005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a single-family residence in the Craftsman style built in 1915. Based upon what is visible, the building is rectangular in plan. Exterior walls are wood siding. The building has a front-gabled roof clad in composition shingles. Landscaping includes heavy vegetation, shrubs, and mature trees. There is a 1-story building to the rear of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1915 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 7712 Norton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1915. Repair foundation, 1992. Remove rear porch and staircase, 2009. New siding, 2017. Foundation retrofit, 2018.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of a potential Craftsman Thematic Grouping. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

This property was not fully visible from the public right-of-way at the time of survey due to vegetation and siting and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**

City of West Hollywood Building Permits B92-001-301, B09-000-269, B17-0966, B18-0095, B18-0250.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7712 NORTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 7712 NORTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530011005

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed in 1915, this one-story Craftsman bungalow has a rectangular plan and is oriented to the north. Tall shrubs and plantings in the front yard of the parcel obscure its main elevation. The building features a gablefront roof, wood, horizontal siding, and some original wood sash windows. The eastern portion of the main façade features an enclosed partial-width porch with a brick-clad closed rail and pedestals. A latticed vent extends across the gable peak. The porch and windows have been covered with metal security grilles. A small dwelling unit is located at rear of property.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing southeast
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1915
LA County Assessor Records

P7. Owner and Address:
SUEYOSHI HIDEKO
7515 NORTON AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5*

Resource Name or #: (Assigned by recorder) *7712 NORTON AVE*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood*

Period of Significance *1915* **Property Type** *Bungalow* **Applicable Criteria** *A1,A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7726 Norton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7726 Norton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-011-003

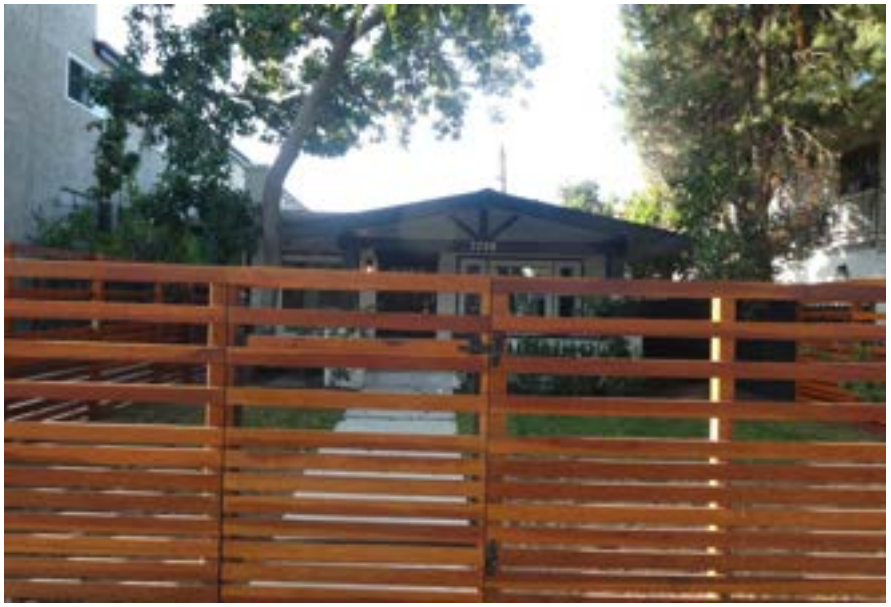
P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1917. The building is rectangular in plan. Exterior walls are stucco and wood siding. The building has a cross-gabled roof clad in composition shingles with open eaves and exposed rafter tails. There is an exterior chimney. All windows appear to have been replaced with fixed or hung vinyl windows. The main entrance consists of a single partially glazed wood-paneled door. The entrance is sheltered under a projecting porch supported by wood posts with brick piers. There is a 2-story building to the rear of the property. Landscaping includes a front yard area, shrubs, and trees. The front of the property is enclosed with a horizontal wood fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1917 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7726 Norton Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:**

***B6. Construction History: (Construction date, alterations, and date of alterations)**

Constructed, 1917. No digital exterior alteration permits on file. Cladding altered and vinyl windows installed at unknown dates.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Craftsman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses character-defining features of the Craftsman style but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design, workmanship, and materials have been diminished by the installation of vinyl windows and changes to cladding.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 7726 NORTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 7726 NORTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530011003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story multi-family, residential Craftsman bungalow, constructed in 1917, is situated near the southwest corner of its block with its main facade oriented north. The building is roughly rectangular in plan and features wood, horizontal siding and a low-pitched, hipped roof. The main façade features non-original vinyl fixed and one-over-one, double hung windows. A porch extends across the main façade and sits atop two squared piers with pedestals and a gable motif. A wood balustrade encloses the porch at the west end. The main entrance, located in the center of the main façade, features a front entry door with a four-light upper portion and a four-panel bottom portion. Alterations to the building include window and siding replacements. The front of the lot is landscaped with trees and shrubs and enclosed within a wood fence. A driveway borders the west end of the property. According to 1953 Sanborn Fire Insurance maps, the parcel also contains a two-story duplex at the rear.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1917
LA County Assessor Records

P7. Owner and Address:
JACKSON KELLY H TR ROBERT JACKSON DE
P O BOX 141607
LOS ANGELES 90004

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 7726 NORTON AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood*

Period of Significance *1917* **Property Type** *Bungalow* **Applicable Criteria** *A1,A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Craftsman style was extremely popular in Southern California residential architecture from 1910 to the mid-1920s, with its zenith in the 1910s. The Arts & Crafts movement, of which Craftsman style architecture was a part, represents the first popular wave of modernist influence in American architecture. Although distinctly a modern--that is, ahistorical--style, the underpinnings of the style are founded on a rejection of the industrial and an embrace of the handcrafted. The residential work of Greene & Greene exemplifies the very best of Craftsman style architecture, although landmark quality examples of the style can be found throughout Southern California. The style was widely popularized in architectural and popular journals, certainly the most popular vernacular building style of the 1910s. Vernacular examples of the style are typically identified simply as "bungalows." Architectural historian Robert Winter has characterized this type of house as a "California bungalow" although that nomenclature has come to be associated almost exclusively with the Craftsman style. However, despite this association, Winter identifies the bungalow's form and function as the primary defining attributes of the type that underlie its stylistic character. Its "fundamental idea" was one of a convenient little house with style" and "[i]n its conception, the bungalow suggested California-its style of life, its mild climate, its casual living with nature." The Craftsman bungalow was a ubiquitous element of the Southern California landscape in the first decades of the twentieth century. Craftsman-style buildings typically found within the survey population are characterized by compact massing and plans, gable roofs with overhanging eaves, exposed rafters and purlins, wood clapboard or shingle siding, porches with secondary gables, and windows with stylized muntin patterns. Although relatively few in number in relationship to their historic significance, classic Craftsman bungalows still exist in both the historic Sherman area and the eastern portion of the city that shares a developmental history with adjacent Hollywood. This property does not appear to be an individually significant example of its architectural style or property type. It does not appear to be individually eligible for historic designation at the state or federal level. Although it has suffered alterations, it may be eligible for listing as part of a local thematic grouping of Craftsman style houses and bungalows or, individually, under local Criterion B.

B11. Additional Resource Attributes:

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (1/95)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7738 Norton Avenue (1116 N. Genesee Avenue)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ;**R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 7738 Norton Avenue (1116 N. Genesee Aven City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-011-001

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This (7738 Norton Avenue) is a 1-story single-family residence in the Craftsman style built in 1915. The building is rectangular in plan. Exterior walls are wood shingle. The building has a front-gabled roof clad in composition shingles with open eaves, exposed rafter tails, and projecting beams. Wood windows consist of single-light fixed and multi-light casements. The main entrance is a partially glazed wood door behind a metal screen door. The property has a front yard area with some plantings and a centered concrete walkway.

To the rear of the property (1116 N. Genesee Avenue) there is a 1-story duplex in the Spanish Colonial Revival style built in 1915. The duplex is rectangular in plan. Exterior walls are stucco. The duplex has a flat roof with raised parapet. Windows consist of single-light and multi-light double-hung wood windows as well as hung vinyl windows. The two entry doors are sheltered under shallow gabled overhangs clad with clay tile and consist of wood-paneled doors behind metal security doors.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1915 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7738 Norton Avenue (1116 N. Genesee Avenue)

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1915. No digital exterior alteration permits on file. Projecting front porch removed after 1962.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing; 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. It was re-surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). While it possesses character-defining features of the Craftsman architectural style and Single-Family Residence property type, it lacks the aspects of integrity essential to conveying this potential significance.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design, workmanship, and material have been diminished by the removal of an original projecting porch, a key character-defining feature of the Craftsman style.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1116 N GENESEE AVE

P1. Other Identifier: 1116-1118 N Genesee Ave

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1116 North GENESEE AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530011001

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

County Tax Assessor Records indicate that this building was constructed in 1915, although its Spanish Revival style suggests a later date of construction. This property was historically associated with the adjacent Craftsman bungalow to the north at 7720 Norton. The building is a duplex, oriented to the west, and features a rectangular plan and a flat roof. A short, stepped parapet is lined with red clay tiles. Clad in stucco siding, The main facade is symmetrically composedl. The duplex has two entrances topped with clay-tile gabled porticoes that are supported with brackets. Main entrances are accessed via flights of steps. Fenestration on the main facade consists of a pair of windows at the center of the building and single windows flanking each entrance. Windows consist of four-over-one, double-hung wood sash. The parcel is landscaped with trees and shrubs. The south elevation looks out onto a parking lot. No major alterations were noted. Both the condition and integrity of this property are good.

This property's style and construction do not reflect the County's recorded construction date, 1915, and therefore does not appear significant as representative of that early period of development. It does not appear individually eligible for historical designation at the local, state, or federal level. This property has not been evaluated as part of any district, geographic or thematic.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
c. 1925 (estimated)

P7. Owner and Address:
GUMBINER VICTORIA J ENTERPRISES
1030 N FAIRFAX AVE
WEST HOLLYWOOD 90046

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7953 Norton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7953 Norton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-011-014

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story multi-family residence in the Spanish Colonial Revival style built in 1923. It consists of two, 2-story fourplexes on a single lot. Exterior walls are stucco. The fourplexes are rectangular in plan and each has a flat roof with a parapet lined in clay tile coping. Ornamentation includes arched niches as well as cast iron grilles and balconettes. Windows consist of multi-light wood casements and double-hung windows arranged individually and in pairs. Visible entrances to individual units consist of wood-paneled doors.There is a walkway to the east of the buildings lined with shrubs and mature trees, as well as a shallow front yard enclosed by a low fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1923 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 7953 Norton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Spanish Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1923. Reroof, 1992. Replace exterior tile on garage, 2002. Seismic retrofit, 2015.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Duplexes and Fourplexes; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1922-1949 **Property Type:** Residential **Applicable Criteria:** Local: A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Fourplex property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

7953-7959 Norton Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. The two fourplexes are significant in the context of Multi-Family Residential Development under local criteria A3 for representing residential and cultural patterns that comprised the growth of West Hollywood. However, as the buildings are unremarkable examples of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

The two buildings possess most character-defining features of the Fourplex property type, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received.

Duplexes and fourplexes were an early example of an apartment house, incorporating two or four individual units in one building that was similar in size, scale, and massing to a single-family residence. This allowed them to blend into low-density neighborhoods while creating more housing to meet rising demand. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B92-001-535, B02-002-444, B15-0051.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): The Spanish Colonial Revival style blends multiple historical styles and influences, including the architecture of rural Spain and colonial Mexico. The style became widely popular in Southern California after the 1915 Panama-California Exposition in San Diego. The style is characterized by asymmetrical massing, gabled roof forms, clay tile roofs, stucco exteriors, and metal ornamentation such as wrought iron grilles.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) 7953-59 NORTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 7953-59 NORTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554011014

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

7953-7959 Norton Ave consists of two identical, four-unit, two-story buildings with stucco walls and a flat roof with red tile on the parapet. The buildings are located at the west edge of the property, running north south, in line with each other. There is a landscaped courtyard lining the length of the east side of the lot. There are no garages, or parking on the property. The two buildings are designed in a simplified Spanish Colonial Revival vocabulary. The small projecting bays have shed red tile roofs on the second story, and each building has a small, pitched, red-tile roof over the central entrance to each building. The east-facing entrance facades for both buildings are symmetrical. The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing north
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1923

P7. Owner and Address:
RUGG,DONALD D TRUST
5154 CALATRANA DR, WOODLAND HILLS CA 91364

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7956 Norton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 7956 Norton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-013-019

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Apartment House (Type B) built in 1925. The building is L-shaped in plan. Exterior walls are stucco. Ornamentation consists of carved wood brackets. The building has a cross-gabled roof clad in composition shingles with shallow, open eaves and exposed rafter tails. Windows consist of multi-light wood casements and aluminum replacements. Individual unit entrances appear to be accessed by exterior walkways, but are not visible from the public right-of-way. Landscaping includes a side yard with trees, shrubs, and foundation plants surrounding a concrete walkway. The side yard is enclosed with a concrete brick wall at the front of the property. There is a brick paver walkway along the east edge of the building leading to unit entrances.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1925 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7956 Norton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** No Style

***B6. Construction History: (Construction date, alterations, and date of alterations)**

Constructed, 1925. No digital exterior alteration permits on file. Original clay tile roofing appears replaced at an unknown date.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1922-1949 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Garden Court Thematic District. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. It is an unremarkable example of a Prewar Apartment House that does not embody any particular style of architecture and does not appear to have an important association with early residential development in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 **Resource Name or #:** (Assigned by recorder) 7956 NORTON AVE

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 7956 NORTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554013019

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This fourteen-unit, Modern Vernacular building is two stories with a smooth-plaster finish and wood casement windows. The building has a pitched gabled roof. The building runs north south, with a courtyard running the length of the building and open to the north, Norton façade of the building. There is a single, shallow, squared bay at the east side of the north façade. The building has a two-story porch that runs almost the length of the east façade. The plan of the building is rectangular and runs north-south, with a slightly projecting bay to the east at the southern end of the building. The roof of the porch is sloped at a gentler pitch than the roof of the building itself. The porch is supported by regularly spaced two-story posts, which are stuccoed like the rest of the building. The building has suffered some degree of alteration to its original architecture, including new metal railings and re-stucco of some exterior surfaces and elements. However, the building retains the key character-defining features that make it potentially eligible for the courtyard thematic grouping: the strong relationship between the porch running the length of the building, facing the landscaped courtyard that runs along with it, open to and clearly visibly from the street, and the simple physical form of the building. The form, a two-story open gallery running nearly the length of the building, open to the garden the entire length, is a basic courtyard form, yet one that is rare in West Hollywood. The building is in fair condition and retains a fair degree of integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
January 2009

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1925

P7. Owner and Address:
SIRIGI HOLDINGS LLC
4411 VANALDEN AVE
TARZANA, CA 91356

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8028 Norton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 8028 Norton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-014-002

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1 and 2-story Prewar Apartment House (Type B) in the Minimal Traditional style built in 1939. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of stripped-down quoins and a dentilled cornice. The building has a hipped roof clad in composition shingles with flush eaves. Fixed and double-hung multi-light wood windows are arranged individually and in groups as well as tripartite projecting bays. Individual units are accessed from the exterior. Visible entrances consist of wood-paneled doors. The northernmost entrance is sheltered beneath a scalloped metal awning with wrought iron supports. The building has a shallow front lawn with mature trees and foundation plants. 8028 and 8022 Norton Avenue are mirrored and a wide concrete walkway separates the two buildings.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing southeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1939 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 8028 Norton Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Minimal Traditional

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1939. Reroof, 1997.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses **B10 Area:** West Hollywood

Period of Significance: 1920-1945 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. It was reclassified as an example of the Prewar Apartment House property type as defined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. Although intact, it is an unremarkable example of a Prewar Apartment House and lacks the architectural distinction and unique amenities of its counterparts that would have been competing for tenants as West Hollywood became an increasingly fashionable and desirable place to live.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B97-003-763, B97-003-765.
Newspapers.com

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) 8028 NORTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 8028 NORTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554014002

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This twelve-unit, multi-family complex was designed in the Minimal Traditional style and constructed in 1939. The buildings are sited near the southwest corner of the block on a wide lot. Roughly rectangular-shaped in plan, the buildings are detached, but mirror images of each other. The pair of buildings, single story near the street and two stories at the rear, embrace a rectangular-shaped courtyard that opens toward the north and is shared with the buildings located at 8022 Norton. The roofs are hipped, have a moderate pitch and an extended eave, and are covered with composition shingles. Exterior wall facing material is stucco. Fenestration patterns are symmetrical on both buildings and contain double-hung, multi-lite, wood sash windows and entrance doors. Entrances are located at the off the courtyard and at east and west alley-facing facades. The primary facades face the courtyard and contain small balconies that overlook the garden below. The north, street-facing facades are highlighted by large bay windows and corner quoins. Cornices with dentil molding, stringcourses between stories, and balconets at the alley-facing facades visually enhance the building. The courtyard appears to be landscaped and dense with foliage. Two, single-story, automobile garages, rectangular in plan, are located behind the buildings at the rear of the lot. The street-facing yard is landscaped with narrow strips of lawn, shaped shrubbery, and mature trees. No original building permit was located in the City of West Hollywood's property records. (See continuation sheet.)

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing south
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939
LA County Tax Assessor Records

P7. Owner and Address:
AGOPIAN SUSAN M TR SUSAN M
8250 NORTON AVE
WEST HOLLYWOOD 9004600

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

P3a. Description continued:

The building is in good condition and retains good integrity. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8209 Norton Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ;**R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 8209 Norton Ave City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-016-013

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family Vernacular cottage built in 1905. The building is rectangular in plan. Exterior walls are wood clapboard. The building has a gable-on-hip roof clad in composition shingles with boxed eaves. Fenestration consists of double-hung and casement wood windows. The primary entrance consists of a partially glazed wood-paneled door with a half-height sidelight.Landscaping consists of a shallow front yard with a manicured lawn, shrubs, and trees. A set of concrete stairs leads from the central walkway to the sidewalk.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing north. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1905 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 8209 Norton Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Vernacular Cottage

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1905. Reroof, 2010.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Vernacular Cottages **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1898-1909 **Property Type:** Residential **Applicable Criteria:** Local: A1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible as an individual resource. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as an individual resource.

9209 Norton Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Multi-Family Residential Development under local criteria A1 as a fully realized example of a Vernacular Cottage. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Single-Family Residence and Vernacular Cottage property type, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction. Single-family residences would remain the predominant housing type through the 1920s, when multi-family residential construction began to overtake construction of new free-standing homes. Early attempts to increase density included building small, secondary dwellings, generally to the rear of a lot occupied by an existing single-family residence. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permits B10-000-217, B10-000-218.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): Vernacular Cottages were a common house type that began to emerge in the late 1800s with the proliferation of new construction techniques, mail order catalogs, and railroad shipping capabilities. The standardized form could easily be adapted to personal taste by adding features borrowed from popular styles like Queen Anne, Eastlake, and Neoclassical architecture, particularly around the prominent front porch.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 Resource Name or #: (Assigned by recorder) 8209 NORTON AVE

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ ; **R** ___ ; ___ **1/4 of** ___ **1/4 of Sec** ___ ; _____ **B.M.**

c. Address 8209 NORTON AVE City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ___ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554016013

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family residence is a good example of a Queen Anne style cottage. Oriented to the south, the building has a square plan and sits on a raised foundation. The building rises one story tall and is topped by a pyramidal hipped roof. Exterior walls are clad with narrow wood clapboards; the roof is sheathed with composition roofing. The building's primary facade is two bays wide and is asymmetrically composed. A small porch with a cross-gable roof projects from the eastern half of the facade and wraps the southeastern corner of the building. providing shelter to the front door. The pedimented porch roof is supported by two Doric columns atop a solid balustrade. The front door has two horizontal panels at its base with glazing on its upper half; a single sidelight is located to the left side. A three-part bay window projects from the western half of the main facade. Windows and doors on the main facade are framed by simple flat wood surrounds. Additional fenestration appears to consist of double-hung wood sash. There are no visible alterations to this building's exterior. The condition of the building is fair; the integrity of the property is excellent.

Sanborn Fire Insurance Maps indicate that a secondary, freestanding one-story dwelling is located at the rear of the main house. The existence of a secondary building was confirmed in the field; however, it was not sufficiently visible to confirm condition or integrity.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing north
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1905
LA County Assessor Records

P7. Owner and Address:
GROVER STIEFEL MARY AND
2327 COUNTRY CLUB DR
ALTADENA 91001

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5S3*

Resource Name or #: (Assigned by recorder) *8209 NORTON AVE*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood*

Period of Significance **Property Type** **Applicable Criteria** *A1, A3, B*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Queen Anne style was popular throughout the United States, in residential architecture, between 1880 and 1910. It is the Queen Anne style that is known popularly as simply "Victorian." In its truest execution, this style is characterized by its vertical emphasis, irregular and often complex massing and form, complex roof forms with dominant front-facing gables, and prominent porches. Equally characteristic of the style is the use of decorative woodwork such as spindlework and decorative shingle patterns.

In Southern California, a vernacular expression of this style is seen in small cottages built between 1890 and 1910. These cottages are precursors to the Craftsman style bungalows that grew in popularity in subsequent years. Queen Anne cottages (sometimes called simply "vernacular cottages" are characterized by a one-story massing and hipped roof. A partial or full-width porch is typically recessed below the main roof. Siding is generally wood clapboard. A projecting bay window is also typical.

The subject property is an excellent intact example of a Queen Anne cottage, a style and type characteristic of the earliest period of development in Southern California. However, the property does not appear to be an individually significant example of the style or type and, thus, does not appear to be eligible for listing on the National or California Register. However, as it exemplifies the earliest period of settlement outside the Sherman area and, with only one other comparable property within the survey population, it does appear to meet local criteria A.1, A.3, and B.

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1024 N Ogden Dr

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1024 N Ogden Dr City: West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5530-014-012

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1921. Based on what is visible, the building is rectangular in plan. Exterior walls are wood shingle. The building has a cross- gable roof clad in composition shingles with clipped gables, open eaves, and exposed rafter tails. Doors and windows are obscured by heavy vegetation. Landscaping includes a front lawn, mature trees, and shrubs. There is a duplex to the rear of the property. A side driveway runs along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1921 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 1024 N Ogden Dr

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1921. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing as an individual resource. It was re-surveyed as part of the 2022-2023 multi-family survey update and was to be re-evaluated due to its age.

This property is not fully visible from the public right-of-way due to heavy vegetation directly adjacent to the front elevation and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property (entire parcel)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) 1026 Ogden

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1026 North Ogden Drive City West Hollywood Zip 90046

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5530-014-012

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family bungalow is designed in the Craftsman style. Oriented to the west, the structure is square in plan and one story tall. A side-gable roof is covered with composition roll roofing. Exterior walls are clad with shingles that appear original. The main façade is divided into two bays. The wall of the northern bay projects out from the main façade; it contains no windows and is sheltered by a shed-roof above exposed rafter tails. The southern bay consists of a pair of original multi-light wood casements flanked on the north by original French doors and on the south by a non-original single louvered window. A full-height porch is recessed under the primary roof and extends the width of the southern bay; a small wood gate and wood lattice wall, attached to a triad of wood posts, now enclose the porch. The front entry is located at the north end of the porch. A rectangular secondary structure is located at the northeast corner of the parcel. Both the condition and integrity of the building are good.

P3b. Resource Attributes: HP2 - Single Family Property HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both

P7. Owner and Address:
Haya Morgenstern
1026 Ogden Drive
West Hollywood, CA 90046

P8. Recorded by:
Katie Wollan & Jeni Rohlin
Architectural Resources Group
65 N. Raymond Avenue, Suite 220
Pasadena, CA 91103

P9. Date Recorded: 4/13/06

P10. Survey Type (Describe)
City of West Hollywood Citywide R2, R3, R4 Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

B10. Significance continued:

Constructed in 1921, this bungalow is typical of Craftsman style bungalows. The Craftsman style was extremely popular in Southern California residential architecture from 1910 to 1926, with its zenith in the 1910s. The design of Craftsman residences constructed during the 1920s, like the subject property, was influenced by the rising popularity of the Colonial Revival and Neoclassical styles. Such structures retained the compact plans, gable roofs with overhanging eaves, exposed rafters and purlins, and windows associated with the Craftsman style. Porches, while still prominent, tended to reflect changing stylistic tastes with Colonial Revival or Neoclassical elements such as pediments, and round columns with classical capitals. Throughout the Craftsman period, the style was used in the design of both single-family and multi-family residences including duplexes, fourplexes, and bungalow courts.

No original building permit was located in the City of West Hollywood's property records. According to County of Los Angeles Tax Assessor records, this single-family residence was originally constructed in 1921.

The building is located on the 1926 (revised to 1950) Sanborn map of Los Angeles (Volume 20). According to the 1926/1950 map, the building was located on a west-facing block of primarily single-family residences. The opposing, east-facing block was composed of ten parcels that, in 1950, were comprised of eleven single-family residences.

This single-family residence appears intact with minimal evidence of alterations (with the exception of a single non-original louvered window, reversible lattice wall and posts). The building retains its integrity of location, setting, design, materials and workmanship, feeling and association.

Based on information identified as part of this survey, this building does not appear to be individually significant for its historic association with any person, significant event, or broad pattern of events. While this building does not represent the work of a master, this property does embody the distinguishing characteristics of a building style and type- the Craftsman bungalow. However, fieldwork has revealed a number of structures of comparable quality, style and type that retain equal level of integrity located within the City of West Hollywood. The property does not appear to be an individually significant or rare example of the type.

Therefore, the property does not appear eligible for individual listing on the National or California Registers or as a City of West Hollywood Cultural Resource.

The building at 1026 Ogden does not qualify individually for the National or California Registers or at the local level. It should be noted that this property is part of a cluster of intact buildings on the 1000 block of Ogden. This cluster, however, does not seem to meet the standards of a district. Due to an intrusion of infill development and/or a loss of material integrity of surrounding buildings of the same period, this area does not generally meet the standards of a district but the City should be aware of its existence and location. (Furthermore, the Spaulding Square district, a City of Los Angeles Historic Preservation Overlay Zone located due north of the city boundary, represents a substantially more intact district that reflects the same pattern of development and architectural styles.)

N.B. In September 2005, ARG was contracted by the City of West Hollywood to conduct a historic resources survey of all R-2, R-3, and R-4 zoned parcels in the City. These parcels are generally developed with multi-family housing of various eras, styles, and density; however, some parcels with these zoning designations contain older single-family residences. During the course of the survey, the City has periodically requested that ARG conduct an expedited historical assessment for those properties included in the survey area that have pending demolition permits.

With reconnaissance fieldwork and preliminary research related to historic contexts completed (February 2006), there appears to be minimal potential for historic districts containing older single-family residences to exist in the areas zoned multi-family. During the reconnaissance phase approximately 525 single-family residences were found throughout the multi-family zoned survey area. There does not appear to be a significant cluster of single-family resources that retains integrity within the survey area due to the intrusion of infill, larger-scaled development and the incremental loss of original materials on many of these older single-family residences. There may be potential historic districts or clusters of significant single-family resources outside of the multi-family zoned areas of the city. ARG did not survey these areas, nor were contexts associated with single-family development in greater Los Angeles County explored.

For purposes of this expedited review prepared after completion of fieldwork, ARG did not conduct ownership or tenancy research on this single-family property as it has been found that little historical data is generally available with regard to owner or occupant. Additionally, it was determined that there was minimal chance that this information would lead to a determination of individual significance.

B12. References:

County of Los Angeles Tax Assessor Records. Hall of Records.

Historic Resources Group for the City of West Hollywood. *Historic Preservation Plan and General Plan Element,* 1998.

Los Angeles Public Library. California Index. www.lapl.org

Los Angeles Times Historical Database.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1995.

Sanborn Fire Insurance Maps.
City of Los Angeles, California, Volume 20, 1926. Revised, 1950.

Winter, Robert. The California Bungalow. Los Angeles: Hennessy & Ingalls, 1980.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 918 Palm Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** **Date** **T** ;**R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 918 Palm Ave City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4339-010-026

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style built in 1910. The building is rectangular in plan. Exterior walls are wood siding. The building has a cross-gabled roof clad in composition shingles with open eaves and exposed rafter tails. Visible windows include one-over-one double-hung wood windows. The primary entryway is not visible. There is a two-story dwelling and garage at the rear of the property. The building has a front yard area with a lawn, hedges, and concrete walkway. The front of the property is enclosed by a white picket fence. A side driveway runs along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1910 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 918 Palm Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1910. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1906-1931 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of the Sherman Thematic Grouping. It was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update.

918 Palm Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is an unremarkable example of the Craftsman style, but it is significant in the context of Residential Development under local criterion A3 for representing residential and cultural patterns that comprised the early growth of Sherman/West Hollywood. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Single-Family Residence property type, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction.

Single-family residences would remain the predominant housing type through the 1920s, when multi-family residential construction began to overtake construction of new free-standing homes. Early attempts to increase density included building small, secondary dwellings, generally to the rear of a lot occupied by an existing single-family residence. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 918 PALM AVE

P1. Other Identifier: 920 Palm Avenue

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 918 PALM AVE City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ___; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 4339010026

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

According to Los Angeles County Tax Assessor records, this property was constructed in 1910. The house is vernacular in design, exhibiting elements of both the Queen Anne and Craftsman styles. Oriented to the west, the building has an essentially rectangular plan, is one story tall and clad with wooden clapboard siding. A pyramidal hipped roof covers the main body of the building. A gable-front roof, supported by paired columns at each end, covers a partial-width porch on the southern half of the main facade. Exposed rafter tails are visible on the hosues secondary facades. Fenestation is composed of fixed and double-hung wooden sash. A two-story dwelling is located at the rear of the property.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northeast
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1910
LA County Tax Assessor Records

P7. Owner and Address:
BITTNER THOMAS E
918 PALM AVE
WEST HOLLYWOOD 90069

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:

☐ None	☐ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☒ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code 5

Resource Name or #: (Assigned by recorder) 918 PALM AVE

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Queen Anne and Craftsman influence*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Architecture, Settlement* **Area** *West Hollywood (Sherman)*

Period of Significance *1910* **Property Type** *Residence* **Applicable Criteria** *A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sherman was originally settled on 12 acres of land north of the railway tracks along Santa Monica Boulevard. The former barley fields were purchased from Thomas and Leander Quint by E. H. White in 1896 and subdivided for the townsite. The town grew in response to the need for worker housing for those men who worked in the Sherman railyards, proving housing for many of the railway craftsmen who worked in the yards, metal shops and barns. By 1910, the community that had grown to a population of 900. Modest wood-frame, turn-of the-century cottages and small Craftsman bungalows were typical of this early period of development.

In 1919, "West Hollywood" was generally considered the area bounded by Beverly, La Brea, Sunset, and Doheny which included Sherman. Although the nearby town of Hollywood was annexed to the City of Los Angeles 1910, the town of Sherman voted against annexation by a narrow majority in 1924. The following year, the town of Sherman voted to change its name to "West Hollywood," both maintaining its individual identity and merging its future that of its neighbors to the east.

The subject property represents a vernacular cottage associated with the early growth of the Sherman area in the first decade of the twentieth century. It does not appear to be individually significant as an example of its style or type, or for its association with the growth and development of Sherman at the state or federal level. However, within the survey population, there are relatively few intact examples of properties associated with the history of Sherman. Therefore, it may be eligible for listing at the local level, as part of an expanded Sherman thematic district or, individually, under Criterion B.

B11. Additional Resource Attributes:

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 972 N San Vicente Blvd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 972 N San Vicente Blvd City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4339-017-021

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence built in 1905. Based on what is visible, the building is rectangular in plan. Exterior walls are stucco. The building has a hipped roof. Landscaping consists of tall hedges in concrete block planter at the front of the property. There is a 2-story multi-family dwelling and garage to the rear. A side driveway runs along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1905 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 972 N San Vicente Blvd

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Not visible

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1905. Foundation repair, 1995. Reroof, 2001. Bathroom addition and rear balcony extension, 2002.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings **B10 Area:** West Hollywood

Period of Significance: 1895-1925 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for local listing as part of an expanded Sherman Thematic Grouping. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource. This property is not fully visible from the public right-of-way due to heavy vegetation and porch screen and could not be fully described or evaluated for potential significance or integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B95-002-752, B01-001-770, B02-002-421, B02-002-422.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 972 N SAN VICENTE BLVD

P1. Other Identifier: 974 N San Vicente

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 972 North SAN VICENTE BLVD City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 4339017021

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

According to Sanborn Fire Insurance maps, this property contains two houses on a single lot. The main house has a rectangular plan and is one story tall. It is topped by a pyramical hipped roof with composition shingles. A recessed porch extends the full width of the main facade, with a series of simple posts and decorative horizontal members between the solid balustrade and the roof. Sanborn maps indicate a partial roof on this historic structure; the current appearance may be an alteration. Non-original stucco covers the exterior walls. Although partially obscured from view, field notes indicate that windows are typically one-over-one wooden sash. A secondary house is located at the southwest corner of the property, behind the main house.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northeast
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1905
LA County Tax Assessor Records

P7. Owner and Address:
OVERSTREET MONTE
8866 COLLINGWOOD DR
LOS ANGELES *90069*

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *5*

Resource Name or #: (Assigned by recorder) *972 N SAN VICENTE BLVD*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style: *Vernacular*

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: b. Builder:

B10. Significance: **Theme** *Settlement* **Area** *West Hollywood (Sherman)*

Period of Significance *1905* **Property Type** *Cottage* **Applicable Criteria** *A3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sherman was originally settled on 12 acres of land north of the railway tracks along Santa Monica Boulevard. The former barley fields were purchased from Thomas and Leander Quint by E. H. White in 1896 and subdivided for the townsite. The town grew in response to the need for worker housing for those men who worked in the Sherman railyards, proving housing for many of the railway craftsmen who worked in the yards, metal shops and barns. By 1910, the community that had grown to a population of 900. Modest wood-frame, turn-of the-century cottages and small Craftsman bungalows were typical of this early period of development.

In 1919, "West Hollywood" was generally considered the area bounded by Beverly, La Brea, Sunset, and Doheny which included Sherman. Although the nearby town of Hollywood was annexed to the City of Los Angeles 1910, the town of Sherman voted against annexation by a narrow majority in 1924. The following year, the town of Sherman voted to change its name to "West Hollywood," both maintaining its individual identity and merging its future that of its neighbors to the east.

The subject property represents a hipped cottage associated with the early growth of the Sherman area in the first decades of the twentieth century. It does not appear to be individually significant as an example of its style or type, or for its association with the growth and development of Sherman at the state or federal level. However, within the survey population and the city as a whole, there are relatively few intact examples of properties associated with the early history of Sherman. Therefore, it may be eligible for listing at the local level, as part of an expanded Sherman thematic district or, individually, under Criterion B.

B11. Additional Resource Attributes:

B12. References:

See Bibliography, Final Survey Report.

B13. Remarks:

B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1019 N San Vicente Blvd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1019 N San Vicente Blvd City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4340-001-006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story Duplex in the Craftsman style with Early Colonial Revival influences built in 1926. The building is rectangular in plan. Exterior walls are wood siding. There is an interior stucco chimney. The building has a side-gabled roof clad in composition shingles with open eaves, exposed rafter tails, and projecting beams. Fenestration consists of one-over-one double-hung wood windows and tripartite groupings with a fixed wood window flanked by one-over-one double-hung wood windows. Individual unit entrances consist of wood-paneled doors underneath rounded wall dormers with overhangs. The property has a front yard area with shrubs surrounded by a concrete retaining wall. There are two detached 1-story buildings to the rear. Side driveways run along the north and south edges of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1926 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1019 N San Vicente Blvd

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Craftsman, Early American Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1926. No digital exterior alteration permits on file.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Duplexes and Fourplexes; Craftsman; Period Revival: Early American Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1906-1931; 1919-1939 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated as appearing eligible as an individual resource as part of an expedited review in the 2008 survey. It was evaluated as part of another expedited review during the 2022-2023 multi-family survey update.

1019 San Vicente Boulevard appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the contexts of Multi-Family Residential Development and Residential Architectural Styles under local criteria A3 and A1 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a good example of the Craftsman and Early American Colonial Revival styles as applied to a duplex. As this type of building is rare in West Hollywood but ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Single-Family Residence property type and Craftsman and Early Colonial Revival architectural styles, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

With the completion of the Los Angeles Railway route to the area in the 1890s, two concentrations of residential buildings formed: one to the west around the townsite of Sherman and one further east, adjacent to Hollywood. In these early years, residential development primarily consisted of modestly scaled vernacular and Craftsman style single-family homes, but this would soon give way to more density and multi-family construction. Duplexes and fourplexes were an early example of an apartment house, incorporating two or four individual units in one building that was similar in size, scale, and massing to a single-family residence. This allowed them to blend into low-density neighborhoods while creating more housing to meet rising demand. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

B10. Significance (Continued from Page 2): The Craftsman style originated with the Arts and Crafts movement in the United Kingdom. The innovative designs of architects Greene & Greene in Southern California brought the style to the United States, and the publication of their work in books and magazines helped make it the most popular domestic architectural style in the country through the early 1920s. The style is characterized by low-pitched roofs with wide, overhanging open eaves, prominent porches, and wood shingle or clapboard exteriors.

American Colonial Revival refers to a range of architectural styles inspired primarily by the buildings along the Atlantic Coast of 17th - and 18th-century America. This revivalism went through several periods of popularity, beginning around the centennial in 1876. Early American Colonial Revival dates to the prewar period and is characterized by symmetrical facades and ornamentation such as pediments and wood window shutters.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property has undergone minor alterations but retains all necessary aspects of integrity from the period of significance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5S3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *3* **Resource Name or #:** (Assigned by recorder) *1019-1021 San Vicente*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** *Los Angeles County*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___ **; R** ___ **;** ___ **1/4 of** ___ **1/4 of Sec** ___ **;** _____ **B.M.**

c. Address *1019-21 North San Vicente* City *West Hollywood* Zip *90069*

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *4340-001-006*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed in 1926, this duplex is a late example of the Craftsman style with influences of the popular Colonial Revival style. The one-story structure has a rectangular plan and is capped by a cross-gable roof. The peak of the rear cross-gable pierces the roofline of the main side-gable element, just behind a short chimneystack. Deep open eaves reveal exposed beams and rafter tails. Exterior walls are clad with narrow wooden clapboards; the roof is sheathed with composition roofing. The main façade is symmetrically composed. An archtop portico, supported by smooth columns with Doric capitals, shelters the paneled front entrance of each of the two dwelling units. Concrete steps rise parallel to the building at each entry. Two tripartite windows fill the wall between the entries. Each wood frame window is composed of a fixed center sash with divided upper lights and flanking narrow one-over-one double-hung sash. Simple flat surrounds frame each window. Fenestration throughout the building appears to be original. A freestanding garage is located at each corner of the parcel, to the rear of the main structure. The condition and integrity of the building are good.

P3b. Resource Attributes: *Duplex* *HP3 - Multiple Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
view facing west

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1926--factual
Los Angeles County Tax Assessor

P7. Owner and Address:
Asher Tal
4112 Whitsett Ave.
Studio City, CA 91604

P8. Recorded by:
Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue, Suite 220
Pasadena, CA 91103

P9. Date Recorded: *11/16/05*

P10. Survey Type (Describe)
City of West Hollywood Citywide R2, R3, R4 Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

☐ None	☒ Continuation Sheet	☐ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page *2* **of** *3*

NRHP Status Code *5S3*

Resource Name or #: (Assigned by recorder) *1019-1021 San Vicente*

B1. Historic Name: *none*

B2. Common Name: *1019-1021 San Vicente*

B3. Original Use: *Residential* B4. Present Use: *Residential*

B5. Architectural Style: *Craftsman Bungalow with Colonial Revival influences*

B6. Construction History: (Construction date, alterations, and date of alterations)

1926 (estimated; source: LA County Tax Assessor)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____

B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*

B10. Significance: **Theme** *Multifamily housing* **Area** *West Hollywood*

Period of Significance *early 20th century* **Property Type** *Duplex--Residential* **Applicable Criteria** *local*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1926, this duplex is a late example of the Craftsman style with influences of the popular Colonial Revival style. The Craftsman style was extremely popular in Southern California residential architecture from 1910 to 1926, with its zenith in the 1910s. The design of Craftsman residences constructed during the 1920s, like the subject property, was influenced by the rising popularity of the Colonial Revival and Neoclassical styles. Such structures retained the compact plans, gable roofs with overhanging eaves, exposed rafters and purlins, and windows associated with the Craftsman style. Porches, while still prominent, tended to reflect changing stylistic tastes with Colonial Revival or Neoclassical elements such as pediments, and round columns with classical capitals. Throughout the Craftsman period, the style was used in the design or both single-family and multi-family residences including duplexes, fourplexes, and bungalow courts.

No original building permit was located in the City of West Hollywood's property records. According to County of Los Angeles Tax Assessor records, this duplex was constructed in 1926. The parcel is indicated as vacant on the 1910 Sanborn map of Sherman; the building does appear on the 1926 Sanborn map of Los Angeles (Volume 20). According to that map, the building was located on a block of primarily single-family residences, of which roughly half were constructed prior to 1910.

Tax Assessor records show the property owner as Al Horowitz in 1924. Horowitz owned the property until 1932. There is no listing for Horowitz in the City Directory from 1926. No information was found concerning Horowitz on the Los Angeles Public Library's California Index. (See continuation sheet.)

B11. Additional Resource Attributes: *Duplex* *HP3 - Multiple Family Property*

B12. References:

See continuation sheet.

B13. Remarks:

B14. Evaluator: *Katie Wollan*
Architectural Resources Group

Date of Evaluation: *11/16/05*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Significance continued:

This duplex appears largely intact with minimal evidence of alterations (with the possible exception of front door replacements). The building retains its integrity of location, design, materials and workmanship. However, the building now stands among larger apartment buildings and across the street from a high-rise hotel. As a result, its integrity of setting is greatly diminished. Integrity of feeling and association are also partially diminished as a result of the loss of its surrounding context.

Based on information identified as part of this survey, this building does not appear to be historically significant for its association with any person. However, this building is a good and intact example of a Colonial Revival style Craftsman duplex. Fieldwork completed to date has revealed only three other Colonial Revival Craftsman duplexes of comparable integrity within the City of West Hollywood's R2, R3, and R4 zones. (A few additional examples are located within the City's R1 zone but these were not formally evaluated as part of this review.)

Therefore, the property appears eligible for listing as a City of West Hollywood cultural resource under criterion B as one of the few remaining examples of a Colonial Revival Craftsman duplex in the City. The property does not appear eligible for individual listing on the National or California Registers. The property has not been evaluated as a potential contributor to any district, geographic or thematic.

n.b. This evaluation has been made at the request of the City of West Hollywood as part of a citywide historic resources survey of R2, R3 and R4 properties. The City requested that an expedited review be made for those properties included in the survey that have pending demolition permits. Analysis is based upon fieldwork completed through October 2005 (representing approximately 80% of the total parcels to be surveyed) and available historical information and previous surveys provided by the City of West Hollywood. A historic context statement has not been fully developed to guide evaluations and potential districts have not yet been identified. As a result, the conclusions are considered preliminary, are necessarily cautious, and may change in the final analysis.

B12. References

Avery Architectural Index to Periodicals.

County of Los Angeles Tax Assessor Records.

Historic Resources Group for the City of West Hollywood. Historic Preservation Plan and General Plan Element, 1998.

Sanborn Fire Insurance Maps: Town of Sherman, California, 1910; City of Los Angeles, California, Volume 20, 1926.

Los Angeles Public Library. California Index. www.lapl.org

Los Angeles Times Historical Database.

Los Angeles City Directories. 1924, 1926.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Winter, Robert. The California Bungalow. Los Angeles: Hennessy & Ingalls, 1980

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1029 N Sweetzer Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1029 N Sweetzer Ave City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5529-008-015

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1 and 2-story multi-family residence built in 1949. The building is irregular in plan. Exterior walls are stucco. The building has a low-pitched gable and shed roof clad in composition shingles with projecting boxed eaves. Windows consist of multi-light casements and two-over-two double-hung wood windows arranged individually, in pairs, and groups. Entryways to units consist of single doors obscured by metal screen doors and accessed by concrete steps with metal handrails.The buildings have an irregular layout and a communal landscaped area with shrubs, mature trees, paved patios and walkways.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1949 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1029 N Sweetzer Ave

B1. Historic Name: B2. Common Name:

B3. Original Use: Multiple Dwelling B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** No Style

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1949. Reroof, 2001 and 2005. Remove and replace fire-damaged portion of car port, 2012.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Brandon Jonsten **B9b Builder:** Unknown

***B10. Significance: Theme** Multi-Family Residential Development **B10 Area:** West Hollywood

Period of Significance: 1910-1980 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. Although intact, it does not represent any particular architectural style, and is not a fully realized example of any multi-family property type; therefore, it is not emblematic of the residential development patterns that comprised the growth of West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property retains integrity.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B01-002-092, B05-000-712, B12-000-086.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 1029 N SWEETZER AVE

P1. Other Identifier: _____

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address 1029 N SWEETZER AVE City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5529008015

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two buildings along an L-shaped, grassy, open court comprise this Minimal Traditional apartment complex; the building to the north is L-shaped, and that to the south is irregularly shaped. The court between them has grass, foundation plantings, and a few small trees, as well as one large tree that anchors the entrance at a low wall. The buildings are framed in wood and finished in stucco, and they feature many modernist characteristics such as an irregular plan, exaggeratedly broad and low-pitched gable roofs; some flat roofs; overhanging shed roofs with the upward sweep facing into the court; and horizontally-oriented multilight windows. A low garden wall clad in flagstone encloses the court, and the same material clads the small planters along some of the street façade. Some units open directly on to the sidewalk, and others are located off the court with entrance porches sheltered by flat canopies supported by simple metal poles. The building is in good condition and it has good integrity. It was designed in 1949 by Brandon Jonsten for the sum of $52,000; note that the designer's name is an approximation of what was hand-written on the permit, and the owner's name is not legible. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northwest
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1949
City of West Hollywood Bldg Records

P7. Owner and Address:
HAVEN CLAIRE TR CLAIRE
12357 MAGNOLIA BLVD STE 10
VALLEY VLG CA 9160700

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1221 N Sweetzer Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1221 N Sweetzer Ave City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-022-019

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story Prewar Courtyard Apartment building in the Tudor Revival style built in 1939. The building is e-shaped in plan. Exterior walls are stucco and brick. Ornamentation includes decorative half-timbering, horizontal wood siding in wall dormers, and balconettes with wrought iron railing. The building has a cross gable roof clad in composition shingles with flush eaves and multiple front-gabled wall dormers. There are two stucco chimneys and four brick chimneys. Visible windows are paired multi-light wood casements. A breezeway leads to the central courtyard. Entrances to individual units appear to be off the courtyard, but are not visible from the public right-of-way. There is a central courtyard with hardscaping, shrubs, mature trees, and walkways.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest (Google).

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1939 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1221 N Sweetzer Ave

B1. Historic Name: Monterey Village Apartments

B2. Common Name: Monterey Village Apartments

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Tudor Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**

Constructed, 1939. 1221 Sweetzer Ave: Reroof, 2000. Construct 2 awnings over laundry equipment, earthquake bolting and bracing, 2004. Remove portion of roof, install cement shake, 2005. Soft-story retrofit, 2017. 1225 Sweetzer Ave: Repair exterior stair,

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: George Lutz **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Prewar Courtyard Apartments; Period Revival: Tudor Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1924-1942 **Property Type:** Residential **Applicable Criteria:** Local: A1/A3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. It was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as individual resource.

1221 N. Sweetzer Avenue appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. It is significant in the context of Multi-Family Residential Development under local criteria A1 and A3 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of the bungalow court property type. As the building is an unremarkable example of the Tudor Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Prewar Courtyard Apartment property type, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the decades before World War II, the rising demand for housing in West Hollywood was increasingly at odds with the general cultural preference for single-family development, reflected by zoning practices adopted during this era. During this paradigm shift, the construction of architecturally distinctive and compatibly scaled multi-family housing was generally well received.

Prewar Courtyard Apartments consist of multiple units in one or two larger buildings were arranged around a central courtyard. Many examples were architect-designed, reflecting the increasing wealth of multi-family residents during this period. Architects including Arthur and Nina Zwebell and F. Pierpont and Walter Davis were highly influential, helping to shape designs of the property type through the 20th century. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B00-001-056, B00-001-143, B00-001-306, B04-003-854, B04-004-275, B04-004-276, B05-000-069, B17-0837; Newspapers.com

B13. Remarks:

Sketch Map with north arrow required.



***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

B10. Significance (Continued from Page 2): Like the Craftsman style, Tudor Revival has ties with the Arts and Crafts movement. Tudor Revival architecture draws inspiration from domestic architecture of the late medieval period in England, ranging from large manors to modest cottages. It emerged on the East Coast as early as the 1890s and became widely popular in Southern California by the 1920s.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property has undergone minor alterations but retains sufficient integrity to convey its local significance

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D3*
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page *1* **of** *1* **Resource Name or #:** (Assigned by recorder) *1221 N SWEETZER AVE*

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ **Date** _____ **T** ___; **R** ___; ___ **1/4 of** ___ **1/4 of Sec** ___; _____ **B.M.**

c. Address *1221 N SWEETZER AVE* City West Hollywood Zip *90069*

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *5554022019*

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, Tudor Revival, apartment building is rectangular in plan and covered by a flat roof; a hipped roof with exposed rafter tails, clad in composition shingle, caps the front portion. The building is framed in wood, clad in stucco, and has fenestration of double hung, multilight, wood frame windows. The east-facing primary façade has a two-story projecting bay window to the south, and a central bay with the entrance on the ground floor and a recessed balcony on the second floor. Wood shutters flank some smaller windows. The edges of the primary façade are lined with quoins. The building is in fair condition and it appears to have good integrity. It was designed in 1939 by George Lutz and constructed for $18,000. This building contributes to a Garden Court Thematic Grouping eligible at the local level under the City of West Hollywood Historic Preservation Ordinance by criteria established by the City Council (see Historic District DPR form).

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing southwest
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1939
City of West Hollywood Bldg Records

P7. Owner and Address:
1221 NORTH SWEETZER LLC
707 ALMA REAL DR
PACIFIC PLSDS CA 9027200

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1280 N Sweetzer Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1280 N Sweetzer Ave City: West Hollywood Zip 99069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-020-033

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 2-story single-family residence built in 1916. The building is rectangular in plan. Exterior walls are stucco. Ornamentation includes wood window shutters that appear to be non-original. The building has a hipped roof clad in composition shingles with flush eaves. Visible windows are wood double-hung with multi-lights in the upper sash. The main entrance was boarded up at the time of the survey but is sheltered beneath a shallow projecting porch supported by two pairs of wood columns. There is a 1-story detached building to the rear of the property. There is a front yard area with mature trees. The property is surrounded by a tall wood fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP2. Single Family Property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1916 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1280 N Sweetzer Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:** Italian Renaissance Revival (altered)

***B6. Construction History: (Construction date, alterations, and date of alterations)**

Constructed, 1916. No digital exterior alteration permits on file. Windows and cladding altered at unknown dates.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings **B10 Area:** West Hollywood

Period of Significance: 1895-1925 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing as an individual resource. It was re-surveyed as part of the 2022-2023 multi-family survey update and re-evaluated due to its age.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. It is an unremarkable example of a single-family residence. It does not embody any particular style of architecture and does not appear to have an important association with early residential development in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design, workmanship, and materials have been diminished by alterations to the cladding and windows.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 3 **Resource Name or #:** (Assigned by recorder) 1280 Sweetzer

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1280 North Sweetzer Avenue City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554-020-033

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-family residence was designed as an example of the Colonial Revival style. Oriented to the west, the building is irregular in plan and two stories tall. Exterior walls are clad with textured stucco that does not appear original. A low-pitched hipped roof with boxed eaves appears to be covered with roll roofing. The main façade is symmetrical in composition. A multi-paneled wood front entry door is capped by an arch and is approached by a concrete stair. It is sheltered by a portico with simple entablature that is supported by two pairs of smooth attenuated columns with Doric capitals; it appears to be original. A stringcourse divides the first and second floors of the building. Windows on the first floor consist of two pairs of openings that flank the front entry. They are composed of paired wood casements set in wood surrounds and are capped by blind arches; they are located behind metal security bars. Wood casements are not typical of the Colonial Revival style and may be part of a later alteration; double-hung sash with multi-pane glazing are typically used as the Colonial Revival window prototype. Windows do not appear original. Openings on the second floor consist of a small central double-hung wood sash window flanked on either side by original double-hung wood sash windows; one has lost its original wood muntins and both appear to have non-original material in their lower sashes. A pair of shutters with decorative paneled bases flanks these outer windows. According to the 1950 Sanborn, a garage is located at the rear of the parcel. The condition of the building is good; the building's integrity is fair.

P3b. Resource Attributes: HP2 - Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1916- factual
(LA County Tax Assessor Records)

P7. Owner and Address:
Robert Azinian
9811 Hythe Court
Los Angeles, CA 90210

P8. Recorded by:
Katie Wollan & Jeni Rohlin
Architectural Resources Group
65 N. Raymond Avenue, Suite 220
Pasadena, CA 91103

P9. Date Recorded: 11-22-06

P10. Survey Type (Describe)
City of West Hollywood Citywide R2, R3, R4 Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code *6Z*

Resource Name or #: (Assigned by recorder) *1280 Sweetzer*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Single-family property* B4. Present Use: *Single-family property*

B5. Architectural Style: *Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

1916- Original construction. No factual data for alterations.

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____

B8. Related Features:

B9a. Architect: *Unknown* b. Builder: *Unknown*

B10. Significance: **Theme** _____ **Area** _____

Period of Significance _____ **Property Type** *Single-family residence* **Applicable Criteria** _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1916, this single-family residence is designed in the Colonial Revival style. The Philadelphia Centennial of 1876, coupled with the prevailing manifest destiny ideology of the era, launched a strong interest in the nation's colonial architectural heritage and the Colonial Revival movement emerged in the 1880s as a result. Successive waves of the Colonial Revival style were manifested through the late nineteenth and twentieth centuries with the most accurate depictions built in the years between 1915 and 1935 as a result of new printing methods and greater dissemination of photographs in books and periodicals. Character-defining features of the style include gabled or low-pitched hipped roofs, pairs of multi-pane windows with double-hung sashes, and an accentuated front entry highlighted by a pediment and attenuated columns. The style was a part of the broader period revival movement and was used in the design of primarily single-family residences in West Hollywood and Southern California in the 1920s.

No original building permit was located in the City of West Hollywood's property records. According to County of Los Angeles Tax Assessor records, this single-family residence was originally constructed in 1916.

The building is located on the 1919 (revised to 1950) Sanborn map of Los Angeles (Volume 10). According to the 1919/1950 map, the building was located on a west-facing block comprised of a combination of single-family residences, small apartment buildings, and duplexes. The opposing, east-facing block was composed of ten parcels that, in 1950, were occupied by twelve single-family residences, one duplex, nine small apartment buildings, and one store.
(See Continuation Sheet.)

B11. Additional Resource Attributes: *HP2 - Single Family Property*

B12. References:

See Continuation Sheet.

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: *Katie Wollan & Jeni Rohlin*
Architectural Resources Group

Date of Evaluation: *11-22-06*

(This space reserved for official comments.)

B10. Significance continued:

This single-family residence appears intact in terms of massing and form but has had some alterations of materials, design, and workmanship. Second floor windows appear to have undergone minor alterations. The current cladding is not original. Decorative elements such as the first floor arches and the second floor shutters do not appear original. While the property retains its original location and setting, its integrity of design, materials, workmanship, feeling and association are partially diminished as a result of the alterations of materials. The property's overall integrity is fair.

Based on information identified as part of this survey, this building does not appear to be individually significant for its historic association with any person, significant event, or broad pattern of events. While this building does not represent the work of a master, this property does embody the distinguishing characteristics of a building style and type- the Colonial Revival single-family residence. However, fieldwork has revealed a number of structures of comparable quality, style and type that retain an equal or higher level of integrity located within the City of West Hollywood. The property does not appear to be an individually significant or rare example of the type.

Therefore, the property does not appear eligible for individual listing on the National or California Registers or as a City of West Hollywood Cultural Resource.

N.B. In September 2005, ARG was contracted by the City of West Hollywood to conduct a historic resources survey of all R-2, R-3, and R-4 zoned parcels in the City. These parcels are generally developed with multi-family housing of various eras, styles, and density; however, some parcels with these zoning designations contain older single-family residences. During the course of the survey, the City has periodically requested that ARG conduct an expedited historical assessment for those properties included in the survey area that have pending demolition permits.

With reconnaissance fieldwork and preliminary research related to historic contexts completed (February 2006), there appears to be minimal potential for historic districts containing older single-family residences to exist in the areas zoned multi-family. During the reconnaissance phase approximately 600 single-family residences were found throughout the multi-family zoned survey area. There does not appear to be a significant cluster of single-family resources that retains integrity within the survey area due to the intrusion of infill, larger-scaled development and the incremental loss of original materials on many of these older single-family residences. There may be potential historic districts or clusters of significant single-family resources outside of the multi-family zoned areas of the city. ARG did not survey these areas, nor were contexts associated with single-family development in greater Los Angeles County explored.

For purposes of this expedited review prepared after completion of fieldwork, ARG did not conduct ownership or tenancy research on this single-family property as it has been found that little historical data is generally available with regard to owner or occupant. Additionally, it was determined that there was minimal chance that this information would lead to a determination of individual significance.

B12. References:

County of Los Angeles Tax Assessor Records. www.lacountyassessor.com

Historic Resources Group for the City of West Hollywood. *Historic Preservation Plan and General Plan Element*, 1998.

Los Angeles Public Library. California Index. www.lapl.org

Los Angeles Times Historical Database.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1995.

Sanborn Fire Insurance Maps.
City of Los Angeles, California, Volume 10, 1919. Revised, 1950.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1422 N Sweetzer Ave

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 1422 N Sweetzer Ave City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 5554-019-028

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 3-story Postwar Courtyard Apartment in the Mid-Century Modern style built in 1952. The building is irregular in plan. Exterior walls are stucco. Ornamentation includes signage reading "SUNSET LANAI" and "1422." The building has a shed roof with overhanging eaves. Fixed, awning, and jalousie windows are arranged in horizontal bands around the building. Individual unit entrances are accessed from the exterior along walkways and upper-story balconies with canted metal and wood railings. Landscaping includes mature trees and shrubs throughout the property and a communal courtyard with a swimming pool.

***P3b. Resource Attributes:** (List Attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1952 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S2

***Resource Name or #:** (Assigned by Recorder) 1422 N Sweetzer Ave

B1. Historic Name: Sunset Lanai

B2. Common Name: Sunset Lanai

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Mid-Century Modern

***B6. Construction History: (Construction date, alterations, and date of alterations)**

Constructed, 1952. Reroof, 2005. Reroof, 2011. Repair fire damage, replace windows in 1 unit only, 2012. Repair exterior wall and roof, 2014.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Edward Fickett, FAIA **B9b Builder:** Unknown

***B10. Significance: Theme** Courtyard Apartments: Postwar Courtyard Apartments; Modernism and Mid-Century Modernism: Mid-Century Modern **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1949-1967 **Property Type:** Residential **Applicable Criteria:** Local: D

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing eligible for listing as an individual resource. In 2010, the West Hollywood Historic Preservation Commission voted to recommend designation of the resource to City Council. In 2012, City Council continued the item indefinitely.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the property has undergone minor alterations but retains sufficient integrity to convey its local significance.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of West Hollywood Building Permits B05-000-674, B11-000-743, B12-000-898, B13-000-971, B14-000-330; City of West Hollywood Historic Preservation Commission and City Council hearing minutes

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) 1422 SWEETZER AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1422 N SWEETZER AVE City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5554-019-028

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story vernacular modernist apartment building is named the "Sunset Lanai." It is L-shaped in plan and set at roughly a thirty degree angle to the street, with the open part of the L oriented to the south to enclose a courtyard with a swimming pool. It is covered by a flat roof with wide overhanging eaves and finished in stucco. Fenestration consists of ganged metal fixed and casement sash windows that form horizontal banding across the façades. The central section of the façade is recessed. Second floor apartments are approached by a pair of stairs each flanked by a decorative hand-rail that continues across the second floor to form a decorative balcony front; apartment entries consist of multi-paneled wood doors. A retaining wall (possibly added later) composed of rough-textured concrete block lines the north half of the building and flanks the driveway. The building is in good condition and appears to have good integrity. No original building permit was located in the City of West Hollywood's property records, but county tax assessor records indicate that it was built in 1952.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing east
November 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1952

P7. Owner and Address:

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4
Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:

☒ None	☐ Continuation Sheet	☒ District Record	☐ Rock Art Record	☐ Other (List)
☐ Location Map	☐ Building, Structure, and Object Record	☐ Linear Feature Record	☐ Artifact Record	
☐ Sketch Map	☐ Archaeological Record	☐ Milling Station Record	☐ Photograph Record	

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page ___ **of** *2*

NRHP Status Code *3S*

Resource Name or #: (Assigned by recorder) *1422 SWEETZER AVE*

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved? ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: *Edward Fickett* b. Builder:

B10. Significance: **Theme** *Architecture* **Area** *West Hollywood*

Period of Significance **Property Type** **Applicable Criteria**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Edward Fickett, FAIA designed several buildings within the City of West Hollywood, including four within the survey area. After graduating from the University of Southern California and working with local architect Sumner Spaulding, Fickett received a master's degree in city planning from the Massachusetts Institute of Technology. After returning from military service in World War II, he formed a partnership with Francis J. Heusel before opening his own practice in 1947. Fickett's work in the postwar years included commercial, multi-family housing and single-family tract housing projects. Fickett was the recipient of professional honors and recognition throughout his career, including the National Association of Home Builders Awards of Merit throughout the 1950s, the Progressive Architecture Design Award in 1954, AIA merit award in 1956 and 1957 and House and Home Magazine awards in 1956 and 1957. He was finally named a Fellow of the American Institute of Architects (AIA) in 1969. He died in 1999.

Fickett designed several apartment buildings in West Hollywood, Hollywood, and Los Feliz in the 1940s and 1950s in addition to designing house plans for tract developments throughout greater Los Angeles. The architect incorporated what became known as characteristic "Fickett" elements in these designs low pitched or broad sloping roofs and high ceilings with exposed beams, generous use of plate glass set into deep wood framing and a mix of natural and synthetic materials including stone, stucco, fiberglass, steel and wood. Most of these are designed with a focus on interior patios with swimming pools surrounded by lush subtropical plantings including banana trees, palms, yuccas, and giant bird of paradise.

As a representative work of a notable local architect, it appears individually eligible for listing on the National and California Registers (Criterion C, 3), at the local level of significance, and as a City of West Hollywood Cultural Resource (Criterion D).

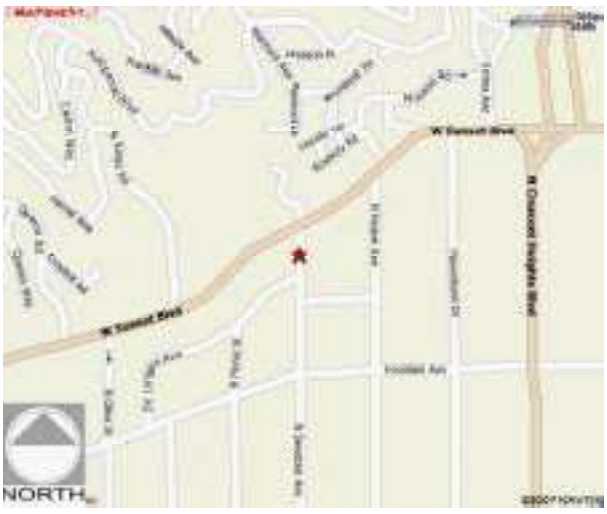
B11. Additional Resource Attributes: *HP3 - Multiple Family Property*

B12. References:

See Architectural Resources Group Final Survey Report

B13. Remarks:

(Sketch Map with north arrow required.)



B14. Evaluator: ***Architectural Resources Group***

Date of Evaluation:

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 914 N Wetherly Dr

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5'Quad** _____ **Date** ____ **T** ____ ;**R** ____ ; ____ **1/4 of** ____ **1/4 of Sec** ____ ; _____ **B.M.**

c. Address 914 N Wetherly Dr City: West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 4340-023-023

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence built in the Craftsman style in 1913. The building is rectangular in plan. Exterior walls are horizontal wood siding and stucco. The building has a cross-gabled roof clad in composition shingles with open eaves and exposed rafter tails. Windows consist of multi-light wood fixed and casement windows and six-over-one double-hung wood windows. The main entryway consists of a partially glazed wood-paneled door accessed by a set of steps. There is a 1-story, detached garage to the rear of the main building. Landscaping consists of mature trees and shrubs in a front yard surrounded by a metal fence. A concrete walkway leads to the main entrance and there is a side driveway at the south end of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1913 LA County Assessor

***P7. Owner and Address:**

***P8. Recorded by:**
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 8/26/2023

***P10. Survey Type:** (Describe)
Survey - Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2026 City of West Hollywood Historic Resources Survey Update for the R2, R2, and R4 Multi-Family Zoning Districts

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 914 N Wetherly Dr

B1. Historic Name: B2. Common Name:

B3. Original Use: Single Dwelling B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1913. Front addition constructed after 1950. No digital exterior alteration permits on file.

***B7. Moved?** ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Single-Family Residences and Secondary Dwellings; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1909-1931 **Property Type:** Residential **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property was previously evaluated in 2008 as appearing ineligible for listing as an individual resource. It was re-surveyed as part of the 2022-2023 multi-family survey update and evaluated as part of an expedited review.

Upon further research and evaluation, it is ineligible for listing in the National Register and California Register or for designation as a West Hollywood Cultural Resource through survey evaluation (6Z). It does not appear to meet the criteria for significance under national, state, or local landmark programs. The property possesses some character-defining features of the Single-Family Residence property type and Craftsman architectural style, but lacks distinguishing architectural detailing and has diminished integrity when compared to similar properties in West Hollywood.

Based upon a review of available documentation (such as building permits, Sanborn Maps, and satellite imagery) as well as visual observation from the public right-of-way, the integrity of design has been diminished by a front addition.

A Historic Resources Assessment was prepared for the property in 2019 in anticipation of a proposed redevelopment project. The assessment concluded that the property did not appear eligible for listing in the local, state, or national levels due to a lack of historical associations, architectural distinction, and integrity. GPA concurs with these findings.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

ICF, "Historic Resources Assessment: Proposed Development at 910 and 914-916 North Wetherly Drive," March 2019.

B13. Remarks:

***B14. Evaluator:** Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***Date of Evaluation:** 8/26/2023

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 1 **Resource Name or #:** (Assigned by recorder) 914 N WETHERLY DR

P1. Other Identifier:

P2. Location: ☐ **Not for Publication** ☒ **Unrestricted** **a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 914 North WETHERLY DR City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 4340023023

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman bungalow, constructed in 1913, is largely obscured from the public right of way by trees, shrubs, and small plantings in the front yard of the parcel. The building is oriented to the west and has an irregular plan. The northern portion of the structure is an addition. The southern portion of the building is the original structure, featuring a gable roof and wood, clapboard siding. The northern addition features a gable roof with stucco siding. The main entrance, accessed by a short flight of steps flanked by low, stepped walls, is located at the junction of these two portions, covered by a flat, curve-edged roof. North of the main entrance is a multi-lite casement window. A brick course runs along the foundation of the stucco addition.

This property is associated with the historical development of the town of Sherman but, due to alterations and additions, it does not currently convey that significance. This property does not appear individually eligible for historical designation at the local, state or federal level. Due to loss of integrity, this property does not appear eligible for listing as part of any thematic grouping of Craftsman style houses and bungalows.

P3b. Resource Attributes: HP3 - Multiple Family Property *HP2 - Single Family Property*

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates,etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View facing northwest
September 2005

P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1913
LA County Assessor Records

P7. Owner and Address:
FIRST BAPTIST CHURCH OF BEVERLY HILLS
9626 CYNTHIA AVE
LOS ANGELES 90065

P8. Recorded by:
Jeni Rohlin/Katie Wollan
Architectural Resources Group
65 N. Raymond Avenue #220
Pasadena, CA 91103

P9. Date Recorded: February 2007

P10. Survey Type (Describe)
City of West Hollywood R2, R3, R4 Citywide Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Architectural Resources Group. City of West Hollywood R2,R3,R4 Citywide Historic Resources Survey Final Report, 2007.

Attachments:
☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record