APPENDIX III: DPR FORMS – NEW 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) 1011 N Alfred 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 Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County** Los Angeles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 1011 N Alfred 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: 5529-007-037

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 Spanish Colonial Revival style built in 1927. The building is irregular in plan. Exterior walls are stucco. Ornamentation is minimal and consists of clay tile attic vents and wood corbels. An arched wrought iron sign spans the central walkway and reads, "Alfred Apartments." A metal lantern is suspended from the center of the arch. The building has a side-gabled and flat roof clad in clay tile with flush eaves and rafter tails. There is an exterior stucco chimney at the north end of the east elevation. Windows consist of multi-light wood casements arranged individually as well as in pairs and groups. Entryways to the building or individual units are not visible from the public right-of-way. The building has a front yard area with drought-tolerant landscaping. A common space and walkway lined with plantings runs through the center of the building providing access to units.

***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
1927 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) 1011 N Alfred St

B1. Historic Name: Alfred Apartments 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, 1927. Balcony repair, 1998. 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** Courtyard Apartments: Prewar Courtyard Apartments; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Courtyard Apartment.

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 Prewar Courtyard Apartment property type and Spanish Colonial Revival style, but is not a fully realized example and 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 Permit B98-000-002;
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.



***Required Information**

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) 1033 Carol 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 1033 Carol 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: 4340-028-039

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

This is a 1 to 4-story Postwar Apartment House (Type B) with Sea Ranch influences built in 1975. The property consists of a complex of four buildings that are generally rectangular in plan. Exterior walls are clad in wood siding and brick. The roofs are flat. There is a wide rectangular chimney for each individual unit, adding visual interest to the roofline. Large, single-light fixed and sliding windows create expanses of glass punctuating the wood siding. Individual units are accessed from exterior walkways. Entrances consist of single wood-paneled doors. The complex of four buildings is surrounded with integrated brick planters lining common walkways, stairways, and the front of the property. There is a pool at the west end 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
1975 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) 1033 Carol Dr

B1. Historic Name: Carolwood Condominiums B2. Common Name: Carolwood Condominiums

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

***B5. Architectural Style:** Sea Ranch influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1975. Fence, deck, and storage 2005. Reroof, 2015.

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

***B8. Related Features:**

B9a. Architect: Brent, Goldman, Robbins & Brown, Inc. **B9b Builder:** Enstreat Corp.

***B10. Significance: Theme** Apartment Houses: Postwar Apartment House **B10 Area:** West Hollywood

Period of Significance: 1963-1980 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Apartment House.

1033 Hancock 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 that embodies the distinctive characteristics of 1970s multi-family construction inspired by the Sea Ranch complex. As the property was constructed less than 50 years ago, it appears unlikely to meet state or national thresholds for significance.

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

In the latter half of the twentieth century, West Hollywood faced a housing shortage like much of Southern California. Factors such as the rising cost of land, growing populations, opposing views on zoning, increased multi-family construction, and rent control, and a high percentage of renters helped cause and complicate the issue. Recognizing the need for more localized government, residents voted to incorporate the City of West Hollywood in November 1984. (See continuation sheet.)

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

***B12. References:**

City of West Hollywood Building Permits B05-000-409, B05-000-531, B15-0863; 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): As changes in zoning and land prices curtailed lower density construction, the postwar apartment house type emerged. They often boasted larger unit sizes and features like en suite bathrooms, interior double-loaded corridors, and subterranean or podium parking that reflected key demographic and cultural shifts. Others had a more modular design, formed by multiple individual units. Features borrowed from Mid-Century and Late Modern architecture helped to convey a sense of contemporary luxury to the otherwise simple and boxy construction.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1134 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 1134 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: 5560-023-038

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

This is a 3 to 4-story Postwar Courtyard Apartment in the Mid-Century Modern style built in 1959. The building has an irregular plan. Exterior walls are stucco. Ornamentation consists of stylized railing along balconies and exterior walkways as well as geometric scored cladding on the central portion of the building. The roof is flat with overhanging boxed eaves. The roof overhang above the center of the west elevation forms a zig-zag shape that is echoed by the projecting balconies below. Sliding aluminum windows of various sizes are arranged in stacked formations throughout the building. Individual units are accessed from exterior walkways. Entrances consist of single wood doors. Balcony entrances are aluminum-framed sliding glass doors. Parking is subterranean. Landscaping consists of terraced planters with shrubs along the primary elevation. There is a common pool at the front 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
1959 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) 1134 N Clark St

B1. Historic Name: Sunset Terrace B2. Common Name:

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, 1959. Balcony rebuilt 1993. Reroof, 2000.

***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; 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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

1134-1140 N. Clark Street 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 designed in the Mid-Century Modern style. Due to minor alterations, it appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Postwar Courtyard Apartment property type and Mid-Century Modern 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 Permits B93-001-558, B00-001-443.

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 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 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1150 N Curson 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 1150 N Curson 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: 5530-009-021

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 Tudor Revival style built in 1927. The building is U-shaped in plan. Exterior walls are stucco and brick. Ornamentation consists of decorative half-timbering. The high-pitched hipped roof is clad in composition shingles with flush eaves. The roof also includes conical roofs over rounded turrets. Original windows consists of multi-AB12light, diamond-light, and leaded glass wood casements. Some windows have been replaced with vinyl. Visible entryways consist of single partially glazed wood-paneled doors. Narrow French doors open onto balconettes. There is an attached garage to the north of the main building. The building has a communal manicured lawn surrounded by concrete and brick stairs and walkways. Small shrubs are located against the building in brick lined planters.

***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
1927 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) 1150 N Curson Ave

B1. Historic Name:

B2. Common Name:

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, 1927. Reroof and install fire escape on rear, 1995. Replace water-damaged stucco, 1997. Two windows replaced with vinyl 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: Tudor Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1924-1942 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House and Tudor Revival style.

1150 N Curson 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 Tudor Revival style.

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.

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. (See continuation sheet.)

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

***B12. References:**

B95-002-820, B97-003-738; Sanborn Fire Insurance Maps.

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): 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1263 N Curson 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 1263 N Curson 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: 5530-004-021

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 1922. The building has a rectangular plan. Exterior walls are wood clapboard and wood shingle. The building has a crossed-gable roof clad in composition shingles with overhanging open eaves, exposed rafter tails, and knee brackets. Visible windows are single-light wood fixed windows with diamond-light transoms. The main entryway is sheltered within a recessed porch supported by turned wood posts. The door is obscured by a wood-framed screen door.

The building has a front yard area with shrubs, grass, and mature trees. A central concrete walkway provides access to the main entry porch. The front of the property is enclosed by a wood fence and gate.

***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 west, 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1263 N Curson 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, 1922. Reroof, 1999. Foundation upgrade, 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of the Craftsman style.

1263 N. Curson 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 B99-000-416 and B16-0187; Sanborn Fire Insurance Maps.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 9019 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 9019 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: 4340-023-118

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

This is a 4-story multi-family residential building with Hollywood Regency influences constructed in 1957. The building is rectangular in plan. Exterior walls are stucco. The mansard roof is clad in composition shingles with boxed eaves. A flat roof covers the rear portion of the building. The roof is accentuated by four arched roof dormers. Windows consist of multi-light paired casements, including in the dormers. Visible entrances consist of paneled doors. There is soft-story parking beneath the front of the building. Above the parking there is a sign reading "The Cynthia Townhomes." The building has limited landscaping. Staggered planters with shrubs flank the staircases at the east and west sides 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 north. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1957 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) 9019 Cynthia St

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, 1957. Repair fire damage, 1990. Reroof, 1999. Repair and replace damaged balcony, remove and replace 4 windows, 2008. Replace 1 damaged window, 2016. Replace 1 window, 2020.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Apartment Houses: Stucco Boxes/Dingbats; Period Revival: Hollywood Regency **B10 Area:** West Hollywood

Period of Significance: 1945-1962; 1937-1961 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of postwar multi-family residential development and Hollywood Regency influences.

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 does not embody any particular architectural style, and it 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 B90-000-341, B99-000-466, B08-000-144, B08-000-208, B16-0234, B20-0231.

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8200 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 8200 De Longpre 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: 5554-019-008

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 1951. Ornamentation consists of decorative window and door surrounds, quoins, and belt courses. is U-shaped in plan. Exterior walls are stucco with wood siding. The building has a low-pitched hipped roof clad in composition shingles with boxed, overhanging eaves. 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 entryways consists of single partially glazed-wood paneled doors with decorative surrounds. There is a carport and soft-story parking on the south side of the building. The building is surrounded by small shrubs and drought-tolerant plantings. The central courtyard has a brick patio with raised brick planters filled with small shrubs and 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 west, 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:** 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) 8200 De Longpre Ave

B1. Historic Name:

B2. Common Name:

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, 1951. Condenser screen on roof, 2020. Some windows have been replaced in original window openings 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: 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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Courtyard Apartment.

8200 De Longpre 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 fully realized example of the Late American Colonial Revival style and Postwar Courtyard property type. Due to minor alterations, the property may not meet state or national thresholds for integrity.

It possesses most character-defining features of Late American Colonial Revival style and 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:**

City of West Hollywood Building Permit B20-0573.

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): 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 has undergone minor alterations but retains sufficient integrity to convey its local significance.

8200 De Longpre Avenue was also evaluated as part of a potential district in the De Longpre Study Area; however, while the block of De Longpre Avenue between Sweetzer Avenue and Harper Avenue is somewhat visually unified by street trees and multi-family residential buildings of roughly similar size, massing, and construction date, it does not appear to be meaningfully differentiated from its surroundings in such a way that would constitute a historical significance.

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) 1231 N Detroit 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 1231 N Detroit St 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: 5531-008-006

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 1910. It was converted to multi-family use by the 1950s. The building is rectangular in plan. Exterior walls are wood shingles and stucco. The second story is clad in wood shingles and the first story is clad in stucco. The building has a front-gabled roof clad in composition shingles. The roof has open eaves with exposed rafter tails and knee braces. Windows consist of single-hung vinyl windows with false muntins within wood surrounds. The main entryway is a single partially glazed wood door sheltered under a recessed porch with battered brick supports and concrete steps. Landscaping on the property includes mature trees, a lawn, 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
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) 1231 N Detroit St

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1910. Reroof, 1990. Vinyl windows installed and changes to door and window openings on front elevation 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; Craftsman **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of early multi-family residential development dating to 1910.

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. Research indicates that the building was originally constructed as a single-family residence and converted to apartments in the early 1950s. The property possesses some character-defining features of the Craftsman 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, workmanship, and materials have been diminished by alterations including installation of vinyl windows and changes to door and window openings on the front elevation.

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

***B12. References:**

Ancestry.com; City of West Hollywood Building Permit B93-001-578; Los Angeles City Directories, various dates; Newspapers.com; US Federal Census, various dates.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1247 N Detroit 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 1247 N Detroit St 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: 5531-008-008

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 1907. The building has a T-shaped plan. Exterior walls are smooth stucco. The building has a crossed-gable roof clad in composition shingles with overhanging open eaves, exposed rafter tails, and knee brackets. There is an exterior chimney on the south elevation. Wood windows are fixed, casement, and double-hung with geometric muntins. The main entryway is sheltered within a recessed porch supported by battened wood posts with stone piers. The porch is partially enclosed by a low, stucco wall.

The building has a front yard area with shrubs, grass, and mature trees. A central concrete walkway provides access to the main entry porch. The front of the property is enclosed by hedges, a wood fence, and gates. There is a concrete driveway along the south edge 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 west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1907 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:** 6/15/2024

***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) 1247 N Detroit 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, 1907. Reroof, carpeting, replace stucco, repaint, 1999. Foundation upgrade, 2005. Stucco cladding, modifications to front porch and chimney, 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

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 the application of incompatible textured stucco and modifications to the front porch and chimney.

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**
City of West Hollywood Building Permits B99-000-600 and B05-000-290; Sanborn Fire Insurance Maps.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 838 N Doheny 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 838 N Doheny 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: 4340-019-093

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

This is a 14-story high-rise apartment tower in the Modern style built in 1961. The building has an L-shaped plan. Exterior walls are smooth stucco. The building has a flat roof. Windows are metal-framed fixed and sliding, many of which are full-height. The main entrance is a pair of frameless glass doors. Individual units are accessed from interior corridors and have private balconies. There are ground-floor vehicular entrances on Doheny Drive and Dicks Street, and a rear service ramp on the east elevation.

The building has a communal pool on the ground floor. The exterior of the building is lined with planters and hedges.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1961 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 838 N Doheny Dr

B1. Historic Name: Doheny Towers B2. Common Name: Plaza Towers

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

***B5. Architectural Style:** Modern

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1961. Window and sliding glass door replacements on individual unit basis, 2004-2018. Remodel pool building with stucco and new roof, 2013. Replaster pool, 2014. Repair pool cabana, add new outdoor shower, 2015. New address and valet signage, 2015. New railing on balconies, 2021.

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

***B8. Related Features:**

B9a. Architect: Victor Gruen Associates **B9b Builder:** Morris M. Glass

***B10. Significance: Theme** Apartment Towers: High-Rise Apartment Towers **B10 Area:** West Hollywood

Period of Significance: 1956-1980 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a High-Rise Apartment Tower.

838 N. Doheny 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 under local criterion A3 for representing residential and cultural patterns that comprised the postwar residential growth of West Hollywood. As an unremarkable example of Modern architecture, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the High-Rise Apartment Tower 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.

In 1956, Los Angeles County residents voted to repeal the 13-story height limit for residential construction, which led to an increase in high-rise construction in the following years. In West Hollywood, this activity was concentrated near Sunset Boulevard and Doheny Road and high-rise office buildings. Constructed and marketed as luxury rentals with an array of amenities, high-rise apartment towers have often been converted to condominiums.

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.

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

***B12. References:**
(See continuation sheet.)

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:** 6/15/2024

(This space reserved for official comments.)

***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 838 N Doheny Dr

Recorded By: Amanda Duane **Date:** 6/15/2024 ☑ Continuation ☐ Update

*B12. References (Continued from Page 2):

City of West Hollywood Building B04-004-453, B08-000-621, B11-000-012, B13-000-088, B14-000-293, B15-0421, B15-0685, B15-0837, B16-1003, B17-0175, B17-0196, B17-0197, B17-0198, B17-0271, B17-0720, B17-1051, B18-0025, B18-0326, B18-0409, B18-0525, and B21-0964; Newspapers.com

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) 1215 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 1215 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: 5554-012-013

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

This is a multi-family residence built in 1922. It is a bungalow court consisting of four, 1-story, two-unit bungalows; two, 1-story, one-unit bungalows; and one, 2-story, one-unit building arranged in a U-shape. Exterior walls are wood siding. The bungalows are square in plan, the rear building is L-shaped in plan, and each has a flat roof with a raised parapet. Windows consist of one-over-one double-hung wood windows. Entrances are obscured by metal screen doors. The entrances are sheltered by shallow pent overhangs and accessed by a small set of concrete steps.

The bungalows are arranged around a central concrete walkway lined with foundation plantings and shrubs. There does not appear to be any vehicular accommodation on the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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) 1215 N Fairfax Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Vernacular

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1922. Reroof, 2011.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Bungalow Court.

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, ithe site planning and landscaping is rudimentary and limited to circulation. The property 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 property retains integrity.

In 2003, 1215 N. Fairfax Avenue was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

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

***B12. References:**

City of West Hollywood Building Permit B11-000-362; City of West Hollywood Resolution No. 03-2918.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1233 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 1233 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: 5554-012-010

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

This is a Prewar Courtyard Apartment in the Spanish Colonial Revival style built in 1924. The apartment consists of two, 1-story, four-unit buildings, and one, 2-story, four-unit building. The buildings are rectangular in plan. Exterior walls are stucco. The buildings have flat roofs with hipped clay tile overhangs. Windows consist of one-over-one double-hung wood windows and diamond-light wood casements. Individual unit entrances are accessed via a central concrete walkway and consist of single wood doors. Each entrance is sheltered beneath a shallow shed-roof overhang clad in clay tile. Landscaping includes foundation plantings and mature trees along a communal center walkway.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1924 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:** 6/15/2024

***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) 1233 N Fairfax 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, 1924. Demolition of rear garage, 2009.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Courtyard Housing; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1910-1969; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of courtyard housing.

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 the Spanish Colonial Revival style. It possesses some features of a Prewar Courtyard Apartment and Bungalow Court, but is not a fully realized example of either 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.

In 2003, 1233 N. Fairfax Avenue was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

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

***B12. References:**

City of West Hollywood Building Permit B09-000-493; City of West Hollywood Resolution No. 03-2918.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1207 N Flores 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 1207 N Flores 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: 5554-025-029

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 Mid-Century Modern style built in 1956. The building is O-shaped in plan. Exterior walls are stucco with volcanic rock veneer. Ornamentation consists of a belt course. The building has a flat roof. Windows consist of aluminum sliding windows and jalousie windows. The main entrance is within a recessed opening and enclosed by a decorative geometric metal gate. The gate is accessed by a set of concrete steps with a volcanic rock planter and metal handrails. Individual units are accessed by single wood doors surrounding the courtyard.

The central courtyard includes a pool and tropical plantings. with dense shrubs, mature trees, and brick walkways. There is a vehicular entrance on the ground floor leading to subterranean parking. The building has a front yard area with volcanic rock planters, trees, and tropical plantings.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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) 1207 N Flores St

B1. Historic Name: Casa de Flores B2. Common Name:

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, 1956. Reroof, 2001. Soft-story retrofit, 2022. Reroof, 2023.

***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; Modernism and Mid-Century Modernism: Mid-Century Modern **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1949-1967 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

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 and Mid-Century Modern architectural style, but lacks architectural distinction 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 B01-002-224, B22-0534, B22-0535, and B23-0433; Newspapers.com.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1223 N Flores Street

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 1223 N Flores Street 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: 5554-025-026

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

This is a 2-story Stucco Box with Mid-Century Modern influences built in 1955. The building has a rectangular plan. Exterior walls are stucco, board and batten siding, and rock. Ornamentation consists of script lettering signage reading, "Las Flores." The building has a front-gabled roof clad in composition shingles with boxed eaves and projecting beams. Visible fenestration consists of full-height fixed wood windows, jalousie windows, and metal casement windows. Individual units are accessed from the exterior.

The building has a front yard area with drought-tolerant landscaping. A side concrete driveway runs along the north edge of the property leading to a carport and soft-story parking on the rear elevation

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1955 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1223 N Flores Street

B1. Historic Name: Las Flores B2. Common Name: Las Flores

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, 1955. Reroof, 2003. Soft-story retrofit, 2019.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Apartment Houses: Dingbat/Stucco Box **B10 Area:** West Hollywood

Period of Significance: 1945-1962 **Property Type:** Residential **Applicable Criteria:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Dingbat/Stucco Box.

1223 N. Flores Street 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 postwar West Hollywood and as an excellent and rare example of a Stucco Box exhibiting quality of design. As this type of building is ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Dingbat/Stucco Box 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 Dingbat/Stucco Box emerged as an economical and efficient multi-family housing type that was well-suited for increasing density through infill construction. The simple buildings were accentuated with signage and ornamentation that resembled glyphs in typesetting called "dingbats." Although popular, they were short-lived, as new parking regulations in the mid-1960s rendered the characteristic tuck-under or soft-story parking inadequate. (See continuation sheet.)

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

***B12. References:**
City of West Hollywood Building Permits B03-002-907 and B19-0483.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 1223 N Flores Street

Recorded By: Amanda Duane **Date:** 6/15/2024 ☑ Continuation ☐ Update

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 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1248 N Flores 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 1248 N Flores 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: 5554-022-023

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 1938. 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. Wood windows include single-light fixed and casements arranged individually and in pairs, and diamond-light casements. There are two entryways on the west-facing elevation consisting of wood-paneled doors within decorative surrounds. Individual units are accessed by exterior doors. Visible entrances on the side elevation have decorative cast-stone surrounds.

The building has a front yard area with a lawn, mature trees, and foundation plantings. The yard is enclosed by a metal fence. There is a brick walkway leading to unit entrances and a concrete driveway running along the north edge of the property. There is a one-story carport at the rear of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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): _____

BUILDING, STRUCTURE AND OBJECT RECORD

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

***Resource Name or #:** (Assigned by Recorder) 1248 N Flores St

B1. Historic Name: Flores House B2. Common Name:

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

***B5. Architectural Style:** Chateauesque

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1938. Converted to condominium c. 1981. 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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House.

1248 N. Flores Street 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 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:**
Newspapers.com

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1154 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 1154 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: 5531-009-012

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 A) constructed in 1926. The building is rectangular in plan. Exterior walls are brick. Ornamentation consists of contrasting colored brick trim surrounding the windows, doors, parapet, and corners of the building. The building has a flat roof with a raised parapet. Windows consist of wood casements and double-hung windows. Some windows on the second story have vinyl replacements. The main entryway is recessed under an arched opening and consists of a fully glazed metal door with sidelights. The building is constructed to the lot lines and there is no on-site landscaping. There is a concrete walkway surrounded by two-story staircases at the rear of the parcel.

***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
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): _____

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) 1154 N Formosa Ave

B1. Historic Name: Moore Manor 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, 1926. Reroof, 2015. Wood windows along the second story replaced with vinyl 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 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House (Type A).

1154 N. Formosa 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 B as a fully realized example of a Prewar Apartment House rare example of a 20th century masonry building in West Hollywood. The property appears unlikely to meet state or national thresholds for significance due to minor alterations. Additionally, this type of building is rare in West Hollywood but ubiquitous throughout the region.

It possesses most character-defining features of Prewar Apartment House (Type A), 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 B15-0830; Los Angeles City Directories, various dates.

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) 1154 N Formosa Ave

Recorded By: Amanda Duane **Date:** 8/26/2023 ☑ Continuation ☐ Update

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 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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7660 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 7660 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: 5530-004-011

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 1924. The building is irregular in plan. Exterior walls are stucco. Ornamentation consists of ceramic tile and cast stone detailing, and wrought iron balconettes and grilles. The building has a flat roof with gabled and shed roof portions clad in clay tile. Windows include multi-light wood casements, multi-light fixed windows in arched openings, and hung vinyl replacements. Individual units are accessed from the exterior and consist of single wood doors. Entrances are sheltered by shallow pent roof overhangs. There are two tilt-up garage doors on the west elevation.

The building has a front yard area with mature trees and shrubs, enclosed by a wood fence. The edges of the building are lined with foundation plantings. There is a concrete driveway running along the east edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1924 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:** 6/15/2024

***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) 7660 Fountain 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, 1924. No digital exterior alteration permits on file. Windows replaced within original openings at 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House.

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 Spanish Colonial Revival 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 and materials have been diminished by the installation of non-original windows.

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

***B12. References:**
Sanborn Fire Insurance Maps; Newspapers.com

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7750 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 7750 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: 5530-003-025

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

This is a 1- and 2-story single-family residence in the Craftsman style built in 1922. The building is rectangular in plan. Exterior walls are wood siding. Ornamentation consists of exposed rafter tails underneath the roofline. An entry porch along Fountain Avenue is supported by wood columns. Windows along the first floor are not visible from the public-right-of-way. Windows on the second story consist of vinyl windows within original window openings. The main entryway was not visible at the time of survey, but is accessed by the porch facing Fountain Avenue. Landscaping includes trees and shrubs within planting areas enclosed by stucco retaining walls and metal fencing.

7750 Fountain Avenue shares a parcel with 7760 Fountain Avenue and an additional residential 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 south, 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):

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) 7750 Fountain 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, 1922. Reroof, 2001. Windows replaced with vinyl, lattice enclosing front porch 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; 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 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 and Early American Colonial Revival styles, 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.

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

***B12. References:**
City of West Hollywood Building Permits B01-001-908, B01-001-995

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7760 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 7760 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: 5530-003-025

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 American 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 boxed eaves and eave returns. Windows consist of fixed and hung vinyl windows. Individual unit entrances are sheltered under projecting porches and consist of single wood-paneled doors behind metal screen doors. The projecting porches are supported by round columns and accessed by sets of concrete steps. Landscaping consists of two trees enclosed by a metal fence. There is a concrete driveway east of the building.

7760 Fountain Avenue shares a parcel with 7750 Fountain Avenue and an additional residential building to the rear 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 southwest, 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): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7760 Fountain Ave

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, 1920. Reroof, 2001. Vinyl windows and window security 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** 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:** 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 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 Duplex property type and Craftsman and Early American Colonial Revival styles, 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.

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

***B12. References:**
City of West Hollywood Building Permits B01-001-908, B01-001-995

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

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 Craftsman 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 large 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:** 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) 7804 Fountain Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman with Dutch Colonial Revival influences

***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; 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 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. Although intact, it is an unremarkable example of the Craftsman and Dutch 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:**

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8000-8012 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 8000-8012 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: 5554-010-001, 5554-010-002

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 1937. The two buildings are roughly L-shaped in plan. Exterior walls are stucco with a band of wood siding between the first and second stories. There are stucco chimneys on the primary elevation. The buildings have hipped roofs clad in composition shingles with shallow boxed eaves. Windows consist of multi-light wood windows and sliding metal and vinyl windows. Units are accessed from the exterior via single wood doors with metal screens. There are detached 1-story garages to the rear of the property, as well as a 2-story building that has soft-story parking on the ground floor and appears to have an additional unit on the second floor. There is a lawn surrounded by a low, concrete retaining wall as well as concrete walkways, hedges, and mature trees planted near the 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 south. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1937 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) 8000-8012 Fountain 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, 1937. Fire damage repair, 1989. Chimney repair, 1994. Non-original windows and window bars installed 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 **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 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 Prewar Apartment House (Type B), 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 vinyl windows, jalousie windows, and security bars.

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

***B12. References:**

City of West Hollywood Building Permits B94-002-157, B89-000-300, B21-0037

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8361 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 8361 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: 5554-023-018

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

This is a 4-story multi-family residential building in the Tudor Revival style built in 1926. The building is irregular in plan. Exterior walls are stucco. Ornamentation consists of faux half-timbering and balconettes. The building has a cross-gabled roof clad in composition shingles with shallow, open eaves. There is a high-pitched conical roof over a rounded tower near the center of the front elevation. Windows consist of multi-light wood windows and vinyl windows. The main entryway is located on the porch on the first floor and consists of an arched wood door with a stained glass transom window. A pair of wood French doors provides access to a deck on the second floor. Landscaping is limited. The front of the property consists of a wide concrete driveway that provides access to soft-story parking at 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 north. 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** 6Z

***Resource Name or #:** (Assigned by Recorder) 8361 Fountain Ave

B1. Historic Name:

B2. Common Name:

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, 1926. No digital exterior alteration permits on file. Non-original windows installed, cladding altered, and porch enclosed 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: Tudor Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1924-1942 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Pre-War Apartment House.

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 Tudor Revival architectural style and Pre-War Apartment House 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 original windows, modifications to exterior cladding, and a porch enclosure.

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8363 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 8363 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: 5554-023-017

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 Spanish Colonial Revival style built in 1921. The building has a rectangular plan. Exterior walls are smooth stucco. The building has a crossed-gable roof clad in clay tiles with flush eaves. Windows include a multi-light picture window in a reverse ogee arched opening, multi-light wood casements, and hung vinyl replacements. The main entryway is a wood-paneled door sheltered underneath a deeply recessed porch supported by wood posts and partially enclosed by a low, stucco wall. The porch is accessed by a set of concrete steps.

The building has a sloped front yard with mature trees lined by a concrete retaining wall. A side concrete driveway runs along the east edge 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 north. 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 8363 Fountain 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, 1921. No digital exterior alteration permits on file. Select windows replaced within original openings 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; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1922-1949 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of the Spanish Colonial Revival style.

8363 Fountain 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 Architectural Styles under local criterion A1 as a fully realized example of the Spanish Colonial Revival style applied to a single-family residence. 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 Spanish Colonial 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.

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:** 6/15/2024

(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 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1246 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 1246 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: 5531-004-041

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 1922. Based upon satellite imagery, it appears to be roughly rectangular in plan with a hipped roof. Visible elevations are clad in horizontal wood clapboards and appear to include hung wood windows and round porch supports. Heavy vegetation including mature trees 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 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):

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) 1246 N Fuller Ave

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, 1922. Reroof, 1995.

***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 surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment; however, this property is not fully visible from the public right-of-way due to heavy vegetation 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 Permit B95-002-881.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 922 N Gardner 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 922 N Gardner St 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: 5531-024-015

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

This is a 2-story duplex in the Spanish Colonial Revival style built in 1930. The building has a rectangular plan. Exterior walls are textured stucco. The rear of the building has a flat roof with clay tile coping, and the front of the building has a cross-hipped roof clad in clay tiles with flush eaves. There is a stucco chimney on the north elevation. Windows include single-light fixed windows and sliding aluminum replacements. Unit entrances are accessed from the exterior but are obscured by security gates.

The building has a front yard with a lawn, mature trees, and foundation plantings, enclosed by a low metal fence and concrete retaining wall. A side concrete driveway runs along the south edge 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 east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1930 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:** 6/15/2024

***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) 922 N Gardner St

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, 1930. No digital exterior alteration permits on file. Textured stucco and security bars added at unknown date.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Duplex.

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 Duplex property type and Spanish Colonial Revival 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 and materials have been diminished by the installation of non-original cladding and security bars.

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 935 N Gardner 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 935 N Gardner St 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: 5530-020-019

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 1922. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a crossed-gable-on-hip roof clad in composition shingles with overhanging eaves. There is an exterior brick chimney on the south elevation. Visible windows are tripartite wood windows obscured behind security bars. The main entryway is sheltered under a projecting porch supported by wood posts. The entry door is wood-paneled with single-light sidelights.

The building has a front yard area with shrubs, grass, and mature trees. A central concrete walkway provides access to the main entry porch. The front of the property is enclosed by a chain link fence and hedge. There is a concrete dual ribbon driveway running along the south edge 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 northwest, 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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 935 N Gardner 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, 1922. Rear patio removed and three sets of stairs on main house repaired, 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

935 N. Gardner 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)

***B12. References:**
City of West Hollywood Building Permit B16-0894.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1013 N Gardner 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 1013 N Gardner St 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: 5530-019-019

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 1923. It was converted to a duplex between 1926 and 1950. The building is rectangular in plan. Exterior walls are wood clapboard. The building has a cross-gabled roof clad in composition shingles with shallow boxed eaves. Windows consist of fixed and four-over-one double-hung wood windows. Individual unit entrances are multi-light glazed doors with multi-light sidelights and screens.

The building is surrounded by foundation plantings, shrubs, and small trees. The majority of the front yard area is paved with concrete. A side driveway runs along the south edge of the property. The front of the property is enclosed by a wood and metal fence.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1013 N Gardner St

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, 1923. Rear addition, 1993. Water damage repaired, 1998.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman and Early American Colonial Revival single-family residence.

1013 N. Gardner Street 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 and Early American Colonial Revival styles. 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 a combination of features of the Craftsman and Early American Colonial Revival 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. (See continuation sheet.)

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

***B12. References:**
City of West Hollywood Building Permits B93-002-011 and B98-000-117.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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.

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 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1017 N Gardner 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 1017 N Gardner St 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: 5530-019-020

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 1921. The building is rectangular in plan. Exterior walls are wood clapboard. Ornamentation includes a trellis along the front elevation. The building has a side-facing jerkinhead roof clad in composition shingles with shallow boxed eaves. Windows consist of double-hung and multi-light fixed (or casement) wood windows. The main entrance is sheltered underneath a projecting porch covered by a jerkinhead roof and supported by turned wood posts. The porch is accessed by a set of concrete steps.

The building has a front yard area with gravel, shrubs, mature trees, and a central concrete walkway lined with hedges that leads to the porch. A side driveway runs along the south edge of the property. The front of the property is enclosed by a low wood picket fence.

***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 west, 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:** 6/15/2024

***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): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1017 N Gardner St

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, 1921. Reroof, 1991.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman and Early American Colonial Revival single-family residence.

1017 N. Gardner Street 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 and Early American Colonial Revival styles. 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 a combination of features of the Craftsman and Early American Colonial Revival 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. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**
City of West Hollywood Building Permit B91-000-859.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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.

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 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1126 N Gardner 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 1126 N Gardner St 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: 5531-002-004

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

This is a 2-story Fourplex in the Spanish Colonial Revival style built in 1923. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of wrought iron railings. The roof is flat with a raised parapet and clay tile coping. Wood windows are fixed and multi-light casement. A projecting porch at the center of the main elevation shelters the entrance to each of the units which consist of single multi-light wood doors. The roof of the porch serves as a second-floor balcony. There is a two-story detached building to the rear of the main building. Landscaping is limited to two brick planters flanking the primary entrance.

***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
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) 1126 N Gardner St

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. No digital exterior alteration permits on file. A metal awning installed above the balconette 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: 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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival Fourplex.

1126 N. Gardner 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 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 the Fourplex property type and Spanish Colonial Revival 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.

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.



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 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1132 N Gardner 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 1132 N Gardner St 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: 5531-002-005

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

This is a 2-story Fourplex in the Spanish Colonial Revival style built in 1923. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of wrought iron railings. The roof is flat with a raised parapet and clay tile coping. Wood windows are fixed and multi-light casement. A projecting porch at the center of the main elevation shelters the entrance to each of the units which consist of single multi-light wood doors. The roof of the porch serves as a second-floor balcony. There is a two-story detached building to the rear of the main building. Landscaping is limited to two narrow planters flanking the entry porch with mature plants, cacti, and shrubs.

***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
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) 1132 N Gardner St

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. Repair stucco and wood siding, 1999. Restucco wall, 2001.

***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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival Fourplex.

1132 N. Gardner 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 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 the Fourplex property type and Spanish Colonial Revival 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.

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 B99-000-345, B01-002-030.

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 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1252 N Gardner 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 1252 N Gardner St 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: 5531-001-003

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 1920. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a front-gabled roof clad in composition shingles with overhanging open eaves, exposed rafter tails, and projecting beams. Wood windows are two-over-two double-hung. The main entryway is sheltered under a projecting porch a supported by battened wood posts with stucco-clad piers.

The building has a front yard area with drought-tolerant landscaping. A central concrete walkway provides access to the main entry porch. There is a concrete driveway along the south edge 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 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1252 N Gardner 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, 1920. Reroof and repair fire damage, 1994. Seismic retrofit, 2005. Reroof, 2019. Non-original windows replaced with more compatible replacements within original openings, 2020.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

1252 N. Gardner Street 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. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**
City of West Hollywood Building Permits B94-002-323, B05-000-833, B19-0960, and B20-0940.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 918 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 918 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: 5530-024-007

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

This is a 2-story duplex in the Spanish Colonial Revival style built in 1930. The building is square in plan. Exterior walls are stucco. Ornamentation consists of wrought iron railings, punched screens, and a decorative scalloped motif beneath a shallow second-story overhang. The building has a cross-gabled roof clad in clay tile with shallow eaves and exposed rafter tails. Windows consist of multi-light wood fixed and casement windows. Entrances to each unit are located within recessed arched entryways and consist of a single wood door. There is a two-story detached building to the rear of the main building. The property has a front lawn area with hedges, shrubs, and concrete 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
1930 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 N Genesee 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, 1930. Reinforce wood stairs, 1997. Foundation upgrade, 2017. Soft-story retrofit, 2020.

***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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival duplex.

918 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 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 fully realized 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 the duplex property type 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.

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 B97-003-893, B17-0027, B20-0538.

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) 918 N Genesee Ave

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 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1004 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 1004 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: 5530-015-019

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 with Early American Colonial Revival influences style built in 1920. It was converted to a duplex after 1950. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a cross-gabled roof clad in composition shingles with shallow boxed eaves. There is an exterior brick chimney on the south elevation. Visible wood windows are tripartite casements with geometric muntins. The main entryway is sheltered under a projecting porch a supported by turned wood posts. The porch is accessed by a set of concrete steps.

The building has a front yard area with a lawn and shrubs. There is a concrete walkway along the north edge of the property, and a concrete driveway along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1004 N Genesee Ave

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, 1920. Converted to duplex, pre-1950. Replace garage roof and north wall, 1998.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman and Early American Colonial Revival single-family residence.

1004 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 and Early American Colonial Revival styles. 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 a combination of features of the Craftsman and Early American Colonial Revival 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. (See continuation sheet.)

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

***B12. References:**
City of West Hollywood Building Permit B98-000-447.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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.

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 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1209 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 1209 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: 5530-003-033

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 American Colonial Revival influences built in 1921. The building has a rectangular plan. Exterior walls are wood clapboard. Ornamentation includes wood window shutters and a cornice. The building has a side-facing jerkinhead roof clad in composition shingles with shallow boxed eaves. There is an exterior brick chimney on the north elevation. Wood windows are casements with divided lights in the upper half, and one-over-one double-hung windows. The main entryway is centered under a shallow front-gabled roof with an eave return, suggesting a pediment. The entry is a single wood-paneled door and is accessed by a set of concrete steps.

The building has a front yard area with a lawn, shrubs, and shrubs. A fieldstone walkway leads to the front entry. There is a concrete driveway along the south edge 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 west, 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1209 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, 1921. New roof, 1991. Foundation bolting and cripple wall bracing, 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; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman and Early American Colonial Revival single-family residence.

1209 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 and Early American Colonial Revival styles. 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 a combination of features of the Craftsman and Early American Colonial Revival 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. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**
City of West Hollywood Building Permits B91-000-876 and B02-002-501

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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.

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 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1215 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 1215 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: 5530-003-032

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 American Colonial Revival influences built in 1920. The building has a rectangular plan. Exterior walls are wood clapboard. Ornamentation includes a cornice. The building has a side-gabled roof clad in composition shingles with shallow open eaves. There is an interior brick chimney on the north end of the roof. Visible windows are double-hung wood. The main entryway is centered under an arched overhang supported by carved brackets. The entry is a single wood-paneled door and is accessed by a set of tiled steps.

The building has a front yard area with a lawn and shrubs and enclosed by a concrete retaining wall. A tiled walkway leads to the front entry. There is a brick paver driveway along the south edge 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 west, 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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

 ***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1215 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. Bolt house to foundation, cripple wall bracing, 1996. 28.5-square-foot addition for laundry room, 2012. Remove and replace portion of foundation, 2013. Remove and replace chimney, 2013. Replace existing siding with new wood siding, 2014. Reroof, 2019. Windows 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** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman and Early American Colonial Revival single-family residence.

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 and Early American Colonial Revival architectural styles, 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 workmanship and feeling have been diminished by the replacement of original cladding and windows.

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

***B12. References:**

City of West Hollywood Building Permits B96-003-264, B12-000-152, B13-000-467, B13-000-644, B14-000-047, and B19-0060.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1119 Hacienda Pl

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 1119 Hacienda Pl 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: 5555-004-070

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

This is a 2-story Fourplex in the Spanish Colonial Revival style built in 1925. The building is rectangular in plan. Exterior walls are stucco. Ornamentation is limited to detailing around the arched opening and wrought iron detailing around the windows. The building has a shed roof clad in clay tile at the front and a flat roof with clay tile coping at the rear. Windows consist of multi-light wood casement windows. Individual units are accessed by single wood doors within a recessed porch. There is a one-story detached garage located to the rear of the main building. The building has a sloped front yard surrounded by a concrete retaining wall with a wrought iron gate, lawn, hedges, 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
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): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1119 Hacienda Pl

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Mediterranean Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1925. Reroof, 2002. New garden window, skylight, and stairwell, 2004. Reroof, 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: Mediterranean Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1923-1939 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Mediterranean Revival Fourplex.

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 it possesses character-defining features of the Fourplex property type, it is an unremarkable example of the Mediterranean Revival style and does not appear to have an important association with multi-family 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 has undergone minor alterations but retains integrity overall.

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

***B12. References:**

City of West Hollywood Building Permits B02-002-691, B04-003-829, B04-004-469, B15-0466.

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/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1126 N Hacienda Pl

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 1126 N Hacienda Pl 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: 5555-003-012

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 Streamline Moderne style built in 1939. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of vertical fins between windows and horizontal banding. The building has a low hip roof clad in composition shingles with flush eaves. Windows consist of multi-light steel casement windows arranged in groups around curved corners and double-hung wood windows. Individual units appear to be accessed from the exterior rather than an interior corridor. Visible entryways consist of single doors sheltered beneath flat, curved canopies. The canopies extend outward from the horizontal banding that wraps around each elevation. Entries are accessed by fieldstone stairs with curved metal railings. Landscaping on the property includes mature trees and shrubs and a small front yard surrounded by manicured 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 northeast, 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** 3S/3CS/5S3

***Resource Name or #:** (Assigned by Recorder) 1126 N Hacienda Pl

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Streamline Moderne

***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: Unknown **B9b Builder:** Unknown

***B10. Significance: Theme** Apartment Houses: Prewar Apartment Houses; Modernism and Mid-Century Modernism: Streamline Moderne **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1936-1940 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House and Streamline Moderne style.

1126 N. Hacienda Place embodies the distinctive characteristics of the Streamline Moderne style as applied to a Prewar Apartment House. It 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 Streamline Moderne style.

It possesses most character-defining features of the Prewar Apartment House (Type B) property type and the Streamline Moderne 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:**

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 Streamline Moderne style emerged in the 1930s as part of a larger architectural trend that sought inspiration from the future rather than the past. The short-lived style used sweeping lines and smooth surfaces to evoke an aerodynamic sense of movement and speed. The style is further characterized by a horizontal emphasis, rounded edges, horizontal speedlines, and steel casement windows.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1160 Hacienda Pl

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 1160 Hacienda Pl 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: 5555-003-025

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

This is a 2-story Stucco Box built in 1952. The building is rectangular in plan. Exterior walls are stucco with wood siding on the second story of the primary elevation. The building has a hipped roof clad in composition shingles with boxed eaves. Windows consist of multi-light metal casement windows. Entrances to individual units are not visible from the public right-of-way. Landscaping consists of drought-tolerant plants in a yard area surrounded by a stone retaining wall.

***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
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):

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) 1160 Hacienda Pl

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, 1952. 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: Stucco Boxes/Dingbats **B10 Area:** West Hollywood

Period of Significance: 1945-1962 **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 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. Although mostly intact, it is an unremarkable example of a Stucco Box that does not embody any particular style of architecture and does not appear to have an important association with multi-family 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 937 Hammond 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 937 Hammond 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: 4340-023-011

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

This is a 2-story duplex in the Spanish Colonial Revival style built in 1928. The building has a rectangular plan. Exterior walls are stucco. Ornamentation includes glazed ceramic tile and wrought iron balconettes. The building has a flat roof with a raised parapet and clay tile coping. Windows consist of multi-light wood casements and multi-light fixed windows in arched openings. The downstairs unit entrance is recessed within a front-gabled volume with sweeping eaves. The door is a single multi-light wood door with multi-light sidelights. The upstairs entrance is sheltered under a vestibule with arched openings.

The building has a front yard area with shrubs, trees, and a water feature, enclosed by a concrete retaining wall topped by a wrought iron fence. A tiled walkway leads to the front entry. There is a concrete side driveway running along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1928 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 937 Hammond St

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, 1928. Bolting and cripple walls, 2009.

***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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival Duplex.

937 Hammond Street 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 the Duplex property type and Spanish Colonial Revival 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.

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, B09-000-138.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 937 Hammond St

Recorded By: Amanda Duane **Date:** 6/15/2024 ☑ 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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7504 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 7504 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: 5530-006-002

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 1920. The building is rectangular in plan. Exterior walls are stucco. The building has a side-gabled roof clad in composition shingles with open eaves. Windows consist of fixed wood windows and vinyl sliders behind metal security bars. The primary entryway is not visible. Landscaping consists of high hedges in raised planters along the perimeter 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
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) 7504 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, 1920. Reroof, 1996. Foundation work, 2007.

***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 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) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permits B96-003-447, B96-003-211, B07-000-314.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7615 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 7615 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: 5530-004-026

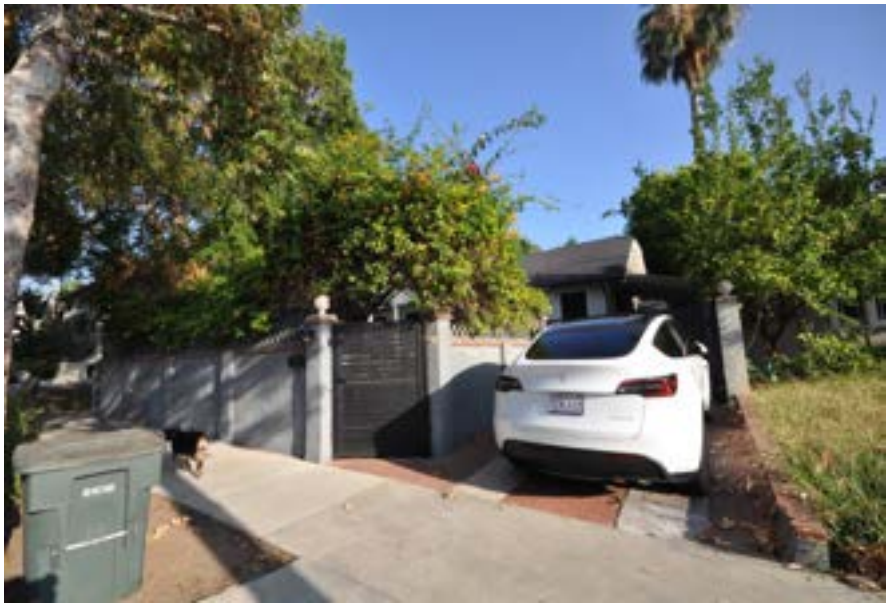
P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries.)

This is a 1-story single-family residence in the Craftsman style with Early American 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 clipped gables, shallow open eaves, exposed rafter tails, and projecting beams. Windows along the primary elevation consist of paired multi-light wood casement windows. The primary entryway is located under the covered porch and consists of a fully glazed, multi-light wood door. The porch is supported by round wood columns. There is a one-story detached building located to the rear of the main building. The property has a front yard with mature trees and shrubs with a walkway and side driveway. The front yard is enclosed by a stucco and brick wall with metal gates at the 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 northwest, 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

Page 2 ***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 7615 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, 1920. Reroof, 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:** 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 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.

7615 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.

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 B19-0318

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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7620 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 7620 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: 5530-007-018

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 Spanish Colonial Revival style built in 1923. The building is rectangular in plan. Exterior walls are stucco. The roof is flat with metal flashing along the parapet wall. Windows consist of fixed wood windows with a multi-light band along the upper edge and one-over-one double-hung wood windows. Entrances to each unit are sheltered by projecting porches with arched openings. The doors are fully glazed multi-light wood doors. There is a 2-story detached building located to the rear of the main building. The property has a front yard area with drought-tolerant landscaping, central walkway, and side driveway.

***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
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** 6Z

***Resource Name or #:** (Assigned by Recorder) 7620 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, 1923. Retrofit, 2020. Stucco cladding altered and clay tile coping removed 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: Duplexes and Fourplexes; 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 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 Spanish Colonial Revival style and Duplex 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 application of non-original stucco and removal of clay tile coping along the parapet wall.

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

***B12. References:**
City of West Hollywood Building Permit 20-0015

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

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 985 Hancock 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 985 Hancock 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: 4339-009-011

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 built in 1910. The building has a rectangular plan. Exterior walls are wood shingle. Ornamentation includes decorative carved board-and-batten in the gable-end. The building has a gable-on-hipped roof clad in composition shingles with shallow, open eaves and exposed rafter tails. There is an exterior stone chimney on the south elevation. Visible windows are eight-over-one double-hung wood windows. The main entryway is sheltered within a recessed porch supported by a wood post. The porch is partially enclosed by a low stucco wall. The entry is a multi-light wood door with multi-light sidelights. The porch is accessed by a set of concrete steps.

The building has a front yard area with a lawn and foundation plantings. A central concrete walkway leads to the front porch. There is an asphalt side driveway along the north edge 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 west, 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 985 Hancock 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. Replace existing exterior deck, rebuild chimney, fireplace, and stairs to garage unit, 1994. Reroof detached garage, 2000. Reroof, 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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

985 Hancock 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. (See continuation sheet.)

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

***B12. References:**
City of West Hollywood Building Permits B94-002-314, B94-002-344, B00-000-936, and B02-002-472; West Hollywood City Council Meeting Minutes, September 16, 1991 and February 16, 1993.

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:** 6/15/2024

(This space reserved for official comments.)

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.

Research indicates that the property was nominated for designation as part of the Old Sherman Thematic Grouping in 1990. During a City Council hearing on September 16, 1991, City Council indicated that the property should be considered as part of the Craftsman Thematic Grouping, as it was located within the boundaries of the other thematic district. The 1993 designation of the Craftsman Thematic Grouping did not include 985 N. Hancock for consideration.

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) 989 Hancock 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 989 Hancock 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: 4339-009-010

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 c. 1906 and moved to this location. It was converted to a duplex after 1950. The building has a rectangular plan. Exterior walls are wood clapboard. Ornamentation includes a decorative gable-end screen. The building has a cross-gabled roof clad in composition shingles with shallow, open eaves, projecting beams, and knee brackets. Visible windows are single-light fixed or one-over-one double-hung wood windows. The main entryway is sheltered under a projecting porch supported by wood posts. The porch is partially enclosed by a rock face concrete block wall. The entry is a multi-light wood door with multi-light sidelights. The porch is accessed by a set of concrete steps.

The building has a front yard area with shrubs and enclosed by a concrete retaining wall. A central concrete walkway and steps lead to the front porch. There is a concrete side driveway along the south edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
c. 1906 City Council Resolution 93-1105

***P7. Owner and Address:**

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

***P9. Date Recorded:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 989 Hancock Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Reportedly moved to current location, c. 1906. Converted to duplex after 1950. Reroof, foundation upgrade, 2023.

***B7. Moved?** ☐ No ☑ Yes ☐ Unknown **Date:** 1906 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

989 Hancock 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. (See continuation sheet.)

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

***B12. References:**
City of West Hollywood Building Permits B23-1014 and B23-1055.
City of West Hollywood Resolution 93-1105.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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.

In 1993, the then-owner of 989 Hancock Avenue appealed designation as part of the Craftsman Thematic Grouping, indicating that the building was moved to its current location in 1906 and asserting that it was therefore not associated with early development in Sherman. City Council granted the appeal; however, 989 Hancock Avenue is now being considered as an individual resource 30 years after the appeal, and relocation would not preclude the property from being locally eligible under Criterion A1 as a good example of Craftsman architecture.

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) 995 Hancock 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 995 Hancock 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: 4339-009-009

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 has a rectangular plan. Exterior walls are wood clapboard. Ornamentation includes a decorative gable-end screen. The building has a cross-gabled roof clad in composition shingles with overhanging, open eaves, exposed rafter tails, projecting beams, and knee brackets. Windows are tripartite single-light fixed and one-over-one double-hung. The main entryway is sheltered under a projecting porch supported by rock face concrete block piers. The porch is partially enclosed by a rock face concrete block wall. The entry is a partially glazed wood door. The porch is accessed by a set of concrete steps.

The building has a front yard area with a lawn, shrubs, and mature trees. A central concrete walkway and steps lead to the front porch. There is a dual ribbon brick driveway along the south edge 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 west, 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 995 Hancock 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, retrofit foundation, addition, 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; 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.)

In 1993, the West Hollywood Cultural Heritage Advisory Board voted to recommend designation of this property as part of the Craftsman Thematic Grouping to City Council. The then-owner appealed the decision and City Council granted the appeal. It was re-surveyed as part of the 2022-2023 multi-family survey update and re-evaluated because 30 years after the appealed decision, there are now fewer examples of Craftsman residences within the City of West Hollywood and comparable properties have since been designated and evaluated as appearing eligible.

995 Hancock 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 criterion A1 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. (See continuation sheet.)

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

***B12. References:**
City of West Hollywood Building Permit B99-000-681. City of West Hollywood Resolution 93-1105.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1003 Hancock 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 1003 Hancock 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: 4339-009-008

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 has a rectangular plan. Exterior walls are wood clapboard. Ornamentation includes a decorative gable-end screen. The building has a front-gabled roof clad in composition shingles with overhanging, open eaves, exposed rafter tails, and knee brackets. Visible windows are single-light fixed wood windows. The main entryway is sheltered under a projecting porch supported by battened wood posts. The porch is partially enclosed by a low wall clad in wood clapboard. The entry is a partially glazed wood door. The porch is accessed by a set of concrete steps.

The building has a front yard area hardscaped with brick pavers and enclosed by a wooden fence. There is a brick paver side driveway along the south edge 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 west, September 2003.

***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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1003 Hancock 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, 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:** Local: A1/A3

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

In 1993, the West Hollywood Cultural Heritage Advisory Board voted to recommend designation of this property as part of the Craftsman Thematic Grouping to City Council. The then-owner appealed the decision and City Council granted the appeal. It was re-surveyed as part of the 2022-2023 multi-family survey update and re-evaluated because 30 years after the appealed decision, there are now fewer examples of Craftsman residences within the City of West Hollywood and comparable properties have since been designated and evaluated as appearing eligible.

1003 Hancock 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 criterion A1 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. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**
City of West Hollywood Building Permit B19-0752. City of West Hollywood Resolution 93-1105.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 9044 Harland 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 9044 Harland 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: 4340-013-013

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

This is a 1-story single-family residence in the Craftsman style built in 1923. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a side-gabled roof clad in composition shingles with overhanging, open eaves and knee brackets. The roof is accentuated by a wide, shed-roof dormer with two multi-light windows. Windows appear to be multi-light casements. The main entryway is sheltered under the main roof overhang. The entry is a pair of French doors.

The building has a shallow front yard area hardscaped with brick pavers and enclosed by a low concrete wall topped with a metal railing. There is a side concrete driveway along the east edge 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 southwest, 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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 9044 Harland 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, 1923. Garage conversion to accessory structure, 2006.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

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 Residential property type and Craftsman and Early American Colonial Revival styles, 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 Permit B06-000-373.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1015 N Harper 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 1015 N Harper 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: 5529-012-013

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

This is a 2-story duplex in the Spanish Colonial Revival style built in 1927. The building has a rectangular plan. Exterior walls are smooth stucco. Ornamentation includes a wing wall in a Mission belltower (espadaña) shape and decorative arched openings. The building has a flat roof with a raised parapet and clay tile coping. Windows are multi-light casements arranged in pairs. Unit entrances are sheltered in a projecting vestibule with draped-arched openings.

The building has a front yard area with mature trees enclosed by a hedge. A central tiled walkway leads to the front entrances. There is a side concrete driveway along the east edge of the property that runs under a porte-cochere formed by the decorative wing wall.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1927 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1015 N Harper 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, 1927. Reroof, 2004. Deck, balcony, and exterior stairs, new carport, 2005. New detached garage, 2010. New detached trash enclosure, 2010.

***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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival Duplex.

1015 N. Harper 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 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 the Duplex property type and Spanish Colonial Revival 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.
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 B04-004-542, B05-000-044, B05-000-045, B10-000-911, and B10-000-912; MLS

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 1015 N Harper Ave

Recorded By: Amanda Duane **Date:** 6/15/2024 ☑ 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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1200 Harper 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 1200 Harper 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: 5554-016-018

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

This is a 2-story Fourplex in the Spanish Colonial Revival style built in 1923. The building is square in plan. Exterior walls are stucco. Ornamentation is limited to tile detailing around the entrance. The building has a flat roof with raised parapet and clay tile coping. There are hipped roof overhangs clad in clay tile. Windows consist of single-light fixed and casement wood windows. Entrances to each unit are located within a recessed entryway and on the ground floor and consist of multi-light wood doors. Landscaping is limited to raised planters with gravel, palm trees, and drought-tolerant 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 southeast. 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): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 1200 Harper 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. Replace deck and reroof, 1993. Reroof, replace damaged guardrail, remove stair, enclose door, 2002. Window openings infilled and 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: Duplexes and Fourplexes; 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 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. Although it possesses character-defining features of the Fourplex property type, it is an unremarkable example of the Spanish Colonial Revival style and does not appear to have an important association with multi-family residential development in West Hollywood. In addition, it 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 infilling of original window openings and installation of incompatible new windows.

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

***B12. References:**

City of West Hollywood Building Permits B93-001-792, B02-002-416, B02-002-612, B02-002-738.

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1227 N Harper 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 1227 N Harper 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: 5554-020-010

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 with Mid-Century Modern influences built in 1955. The building is U-shaped in plan. Exterior walls are scored stucco with lava rock veneer. Ornamentation consists of decorative metal screens between the first and second floors. The building has a hipped roof clad in composition shingles with shallow eaves. Windows consist of steel single-light fixed and casement windows. Individual units are accessed via exterior walkways surrounding the courtyard. The building has a front yard area with a lawn, shrubs, palm trees, and a central walkway and side driveway. There is an entrance to subterranean parking at the south end of the front elevation.

***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
1955 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) 1227 N Harper Ave

B1. Historic Name: B2. Common Name:

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, 1955. Reroof, 1999. Seismic retrofit in subterranean garage, 2021.

***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; 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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

1227 N. Harper 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 type. As the building is an unremarkable example of Mid-Century Modern architecture, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Postwar Courtyard Apartment 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:**
City of West Hollywood Building Permits B99-000-454, B21-0767

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1255 N Harper 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 1255 N Harper 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: 5554-020-105

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 building in the Mid-Century Modern style built in 1960. The building is roughly U-shaped in plan. Exterior walls are stucco. Ornamentation consists of a colonnade of slender posts in front of decorative tile mural in cascading shades of blue. The colonnade forms a walkway accessed by a set of concrete steps. The building has a flat roof. Windows consist of tripartite groupings of aluminum sliding windows, some of which have been replaced with vinyl. Individual units are accessed via exterior walkways surrounding the courtyard. Landscaping consists of shallow sloped lawns with shrubs and palm trees. There is an entrance to subterranean parking near the center of the front elevation.

***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
1960 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) 1255 N Harper Ave

B1. Historic Name:

B2. Common Name:

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, 1960. New concrete walls along patio area, 2011. New window, 2014. Replace windows within original openings, 2012, 2019, 2021. Reroof, 2023.

***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; 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: 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 surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

1255 N. Harper Avenue appears eligible for listing 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 in the postwar period and as an example of a Postwar Courtyard Apartment designed in the Mid-Century Modern style. Originally known as the "Harper Cascade," units in the building were advertised with numerous amenities including a waterfall, maid service, heated pool, and custom furnishings, reflecting the changing demographics of renters in the years after World War II. Due to minor alterations, the property may not meet state or national thresholds for integrity.

It possesses most character-defining features of the Postwar Courtyard Apartment property type and Mid-Century Modern 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 Permits B11-000-710, B12-000-553, B14-000-396, B19-0451, B21-0666, B23-0841.

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): 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 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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1282 N Harper 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 1282 N Harper 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: 5554-016-030

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

This is a 2-story Duplex in the Tudor Revival style built in 1926. The building is irregular in plan. Exterior walls are stucco. Ornamentation consists of decorative half timbering, faux masonry arch, and a balconette with wrought iron railing. The building has a hipped roof clad in composition shingles with flush eaves. There is a rounded tower near the center of the front elevation with a conical roof. Visible windows on the side elevation consist of multi-light wood casement windows and an arched window with leaded glass. The entryway visible from the public right-of-way is located within the faux masonry arch. There is a one-story detached building to the rear of the duplex. The property has a front yard area with hedges, a fountain, walkways, and a side driveway.

***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
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): _____

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) 1282 N Harper Ave

B1. Historic Name: B2. Common Name:

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, 1926. Replace 1 window, 2005. Construct deck and dormer vents, 2016.

***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: Tudor Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1924-1942 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Tudor Revival duplex.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 Tudor Revival style and Duplex 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 B05-000-175, B16-0287, B16-0832

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 9006 Harratt Street (971 Hammond)

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 9006 Harratt Street (971 Hammond) 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: 4340-025-012

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

This is a 2-story Fourplex with Neoclassical influences built in 1922. The building is U-shaped in plan. Exterior walls are stucco. The building has a flat roof with a raised parapet and flat overhang with carved brackets. Windows consist of multi-light wood casement windows. There are three entrances on the projecting volume at the center of the primary elevation. The north-facing entrance consists of a wood-paneled door flanked by sidelights with a decorative surround. The surround includes a triangular pediment and pilasters. Two side-facing entrances on the same volume consist of partially glazed wood-paneled doors with triangular pediments. The entrances are accessed by a set of shallow concrete steps with a walkway surrounded by wrought iron railing. Landscaping includes small shrubs and trees with gravel. The fourplex shares a parcel with an unremarkable example of a Stucco Box constructed in 1954 that is not included in this evaluation.

***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
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** 5S3

***Resource Name or #:** (Assigned by Recorder) 9006 Harratt Street (971 Hammond)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Neoclassical

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1922. Reroof, 1992. 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** Apartment Houses: Duplexes and Fourplexes; Neoclassicism **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1895-1940 **Property Type:** Residential **Applicable Criteria:** Local: A3/B

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

This property was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House and example of the Neoclassical style. The Neoclassical style is rare enough in West Hollywood that a theme was not developed for the context statement update; therefore, it was assessed using the Los Angeles Citywide Historic Context Statement.

9006 Harratt Street (legal address 971 Hammond 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 criterion A3 for representing residential and cultural patterns that comprised the growth of West Hollywood. The building also appears eligible under local criterion B as a rare example of the Neoclassical style in West Hollywood. Due to minor alterations, the property may not meet state or national thresholds for integrity.

It possesses 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. Character-defining features related to the Neoclassical style include the symmetrical arrangement, smooth stucco cladding, flat roof with frieze and carved brackets, multi-light wood windows, and triangular pediment with pilasters around the primary entrance.

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)

***B12. References:**
(See continuation sheet.)

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): 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.

The Neoclassical style emerged in the late nineteenth century as architects reinterpreted Greek and Roman architectural precedents. Its monumental appearance lent itself well to larger designs like public buildings and banks. In the early twentieth century, it was applied more frequently to domestic architecture. The style is characterized by symmetrical arrangements and Classical detailing, including pediments, parapets, and columns.

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.

*B12. References (Continued from Page 2):

City of West Hollywood Building Permit B92-001-162

Grimes, Teresa, Allison M. Lyons and Emily Rinaldi. "Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival Architecture, 1895-1940." Los Angeles Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources, 2018.

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) 900 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 900 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: 5529-017-031

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

This is a 2-story Triplex in the Egyptian Revival style built in 1923. The building is rectangular in plan. Exterior walls are stucco. The building has a flat roof with clay tile coping and hipped clay tile overhangs. Windows consist of single-light wood casements in singles, pairs, or groups of three. The primary entrance is recessed in an entryway with battened sides and a cavetto cornice. There is a two-story building located at the rear of the property. The property has a hardscaped tiled front yard surrounded by a stucco and metal fence 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 east. 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) 900 Havenhurst Dr

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Egyptian Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1923. Foundation bolting, 2003. Replace 2 doors with windows and install bars 2004.Egyptian Revival detailing removed from the front elevation around 2021.

***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; Exotic Revival: Egyptian Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1920-1945 **Property Type:** Residential **Applicable Criteria:** Local: A1/B

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

This property was surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment as an example of the Egyptian Revival style. The Egyptian Revival style is rare enough in West Hollywood that a theme was not developed for the context statement update; therefore, it was assessed using the Los Angeles Citywide Historic Context Statement.

900 Havenhurst Drive appears eligible for designation as a West Hollywood Historic Resource (5S3) as an individual property through survey evaluation. While distinguishing architectural features were removed around 2021, including a winged orb motif above the primary entrance, residential examples of the Egyptian Revival style are very rare throughout the region. It is significant under local criteria A1 and B as a rare remaining example of the Egyptian Revival style applied to a residential building. Due to alterations, the property may not meet state or national thresholds for integrity.

It possesses most character-defining features of the Duplex/Fourplex property type, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts. Character-defining features include the characteristic battened entryway with cavetto cornice, stucco exterior, and flat roof.

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)

***B12. References:**
(See continuation sheet.)

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): 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.

In the Los Angeles region, Egyptian Revival was a rare and short-lived architectural trend in the Los Angeles region that became even more popular after the discovery of King Tutankhamen's tomb in 1922. The style shared many similarities with the architecture of the Art Deco movement, including the use of vibrant colors, abstracted nature motifs, and stepped forms. Although fanciful, the style was somewhat impractical, which contributed to its decline in popularity.

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.

*B12. References (Continued from Page 2):

City of West Hollywood Building Permits B03-003-213, B04-004-314.

Grimes, Teresa and Amanda Yoder. "Exotic Revival, 1900-1980." Los Angeles Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources, 2015.

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) 954 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 954 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: 5529-017-024

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

This is a 1-story Duplex built in 1942. The building is rectangular in plan. Exterior walls are stucco. The building has a hipped roof clad in composition shingles with shallow eaves. There are two flat-roof dormers. Windows consist of jalousie windows behind metal security bars, full-height fixed windows, and hung vinyl windows. Entrances to each unit consist of a single wood door beneath a shallow recessed porch. There is a one-story detached garage located at the rear (east) of the duplex. The detached garage has a hipped roof and stucco cladding with a vinyl roll-up door. The property has a small lawn with a concrete walkway and brick retaining wall facing Havenhurst Drive. The remainder of the lot is paved with brick or concrete.

***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
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) 954 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. Incompatible windows installed, window openings modified, and addition to northwest corner constructed 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: Duplexes and Fourplexes **B10 Area:** West Hollywood

Period of Significance: 1920-1942 **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 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 is an example of the Duplex property type and possesses features identifiable to the era of construction, it does not reflect any particular architectural style and has been altered.

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 incompatible windows, modifications to window openings, and an addition at the northwest corner.

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1226 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 1226 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: 5554-009-018

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 A) in the Spanish Colonial Revival style built in 1927. The building is roughly L-shaped in plan. Exterior walls are stucco. Ornamentation consists of punched screens, wood brackets, and wrought iron railings. The building has a hipped roof clad in clay tile with shallow eaves and exposed rafter tails. Windows consist of multi-light, wooden casement windows. Individual units appear to be accessed from the interior and main entrance from the street, which is sheltered within a projecting volume with a shed roof clad in clay tile. At the rear of the property, there is a one-and-two story detached garage building with what appears to be an additional dwelling unit on the second floor. The property has a landscaped front yard area surrounded by stucco retaining walls with shrubs, trees, and steps leading to the entrance.

***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
1927 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) 1226 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, 1927. 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: Prewar Apartment Houses; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1922-1949 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House.

1226 Havenhurst 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 fully realized example of a Prewar Apartment House and 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 A) and Spanish Colonial 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:**

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**

***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 1226 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1238 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 1238 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: 5554-009-020

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

This is a multi-family residence built in 1924. It is a bungalow court consisting of five, 2-story, two-unit bungalows arranged in a U-shape. Exterior walls are stucco. The bungalows are rectangular in plan and each has a flat roof with a hipped overhang clad in clay tile. Windows consist of pairs of multi-light wooden casements. The buildings are arranged around a dual-ribbon driveway that leads to a rear parking area. Unit entrances are partially glazed wood doors, some of which have decorative cast stone surrounds. The rear 2-story building forms a porte-cochere over the driveway. Landscaping includes mature trees, shrubs, and foundation plantings in paver-lined planters.

***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
1924 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) 1238 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, 1924. 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** 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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Bungalow Court.

1238 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 bungalow court property type with automobile access incorporated into the design of the property with a central driveway and porte-cochere in the rear building. As the buildings themselves are an unremarkable example of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Bungalow Court 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. (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 bungalow court is a multi-family property type consisting of free-standing units thoughtfully arranged around a common landscaped open space. It emerged in Southern California in the early twentieth century and was popular prior to World War II. For developers, they allowed for greater density on a lot while being less expensive to construct than an apartment house; for residents, they made a detached home more affordable while creating a sense of community.

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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1275 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 1275 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: 5554-016-049

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 Mid-Century Modern style built in 1957. The building is U-shaped in plan. Exterior walls are stucco with volcanic rock veneer. The building has a flat roof with overhanging eaves. Windows consist of steel-frame casements and jalousie windows. The main entrance is within a recessed opening and consists of paired metal-frame windows with sidelights. Individual units are accessed from the exterior by single wood doors surrounding the courtyard.

The central courtyard includes a pool and tropical plantings. There is a vehicular entrance on the ground floor facing the street leading to subterranean parking. The building has a front yard area with volcanic rock planters, trees, and tropical plantings.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1957 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:** 6/15/2024

***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) 1275 Havenhurst Dr

B1. Historic Name: B2. Common Name:

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, 1957. 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** 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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

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 and Mid-Century Modern architectural style, but lacks architectural distinction 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:**
Newspapers.com.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1417 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 1417 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: 5554-018-012

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

This is a 2-story apartment building in the Mid-Century Modern style built in 1951. The building is irregular in plan. Exterior walls are stucco with vertical wood siding. Ornamentation consists of a wood deck over soft-story parking, a sculptural element consisting of round metal piping that passes through an extended eave of the roof, and exterior signage in script font reading, "Palmdale House." The building has a flat and front-gabled roof clad in composition shingles with open eaves. Fenestration along the side elevation consists of jalousie windows. Entrances to individual units are not visible from the public right-of-way. None. The property has a front yard area with a central walkway, lawn, hedges, palm trees and fieldstone-lined planters with shrubs. The driveway and parking areas are paved in asphalt.

***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
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:** 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 Havenhurst Dr

B1. Historic Name: Palmdale House

B2. Common Name: Palmdale House

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, 1951. Reroof, 1992.

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

***B8. Related Features:**

B9a. Architect: Sanford Kent **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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment in the Mid-Century Modern style.

1417 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 Postwar Courtyard Apartment property type. As the building is a typical example of the Mid-Century Modern style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Postwar Courtyard Apartment property type and some features of the Mid-Century Modern 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 B92-001-397;
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): 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1245 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 1245 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: 5554-011-008

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 Mid-Century Modern style built in 1954. The building is U-shaped in plan. Exterior walls are stucco with stone veneer. Ornamentation consists of geometric screens. The building has a low-pitched hipped roof with overhanging eaves. Fenestration consists of tripartite groupings of steel fixed windows flanked by casements and one-over-one hung windows. The main entrance is within a recessed opening and consists of a metal gate that leads into the central courtyard. Individual units are accessed from the exterior surrounding the courtyard.

The central courtyard includes a pool and tropical plantings. There is soft-story parking along the south edge of the building. The building has a front yard area with stone planters, hedges, and trees. Concrete and stone steps lead to the main entrance.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1954 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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1245 N Hayworth Ave

B1. Historic Name: Bering Palms B2. Common Name: Bering Palms

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, 1954. Soft-story retrofit, 2022.

***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; 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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

1245 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 type. As the building is an unremarkable example of Mid-Century Modern architecture, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Postwar Courtyard Apartment 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:**
City of West Hollywood Building Permit B22-0323.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1263 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 1263 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: 5554-011-006

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 Mid-Century Modern style built in 1953. The building is O-shaped in plan. Exterior walls are stucco with vertical wood siding. Ornamentation consists of script lettering signage that reads "Sunset Bermuda." The building has a low-pitched cross-gabled roof with overhanging eaves. Fenestration consists of tripartite groupings of steel fixed windows flanked by casements and one-over-one hung windows. The main entrance is within a recessed opening and consists of a decorative metal gate that leads into the central courtyard. Individual units appear to be accessed via interior corridors.

The central courtyard includes a pool and tropical plantings. There is soft-story parking along the south edge of the building. The building has a front yard area with brick planters, hedges, and trees. Concrete steps with a decorative metal railing lead to the main entrance.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1953 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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1263 N Hayworth Ave

B1. Historic Name: The Holiday, Sunset Bermuda B2. Common Name: Sunset Bermuda

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, 1953. Soft-story retrofit, 2022.

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

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Julian Weinstock & Associates

***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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

1227 N. Harper 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 type. As the building is an unremarkable example of Mid-Century Modern architecture, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Postwar Courtyard Apartment 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:**
City of West Hollywood Building Permit B22-0857. Newspapers.com.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



***Required Information**

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1345 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 1345 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: 5554-004-025 through 5554-004-066

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

This is a 3-story Prewar Courtyard Apartment with Spanish Colonial Revival style influences built in 1929. The building is roughly O-shaped in plan. Exterior walls are stucco. The building has a flat roof with clay tile coping and a hipped overhang along the front elevation. Windows consist of paired multi-light wood casements. The primary entryways are located inside the building. Individual units appear to be accessed via interior corridors, with French doors opening out into the courtyard on the ground floor. The building has a communal courtyard area paved in concrete with planters and a fountain. The front of the property has a front yard area with a lawn, shrubs, trees, and foundation plantings. At the center of the front elevation there is an entrance to subterranean parking flanked by two tiled stairways leading to arched wood doors.

***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
1929 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) 1345 N Hayworth Ave

B1. Historic Name: Casa de Contenta B2. Common Name: Hayworth Gardens

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, 1929. Replace 4 windows and spiral staircase, 2004. Replace 1 window, 2006. Replace 7 windows, 2007. Replace 4 windows, 2014.

***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: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1922-1949 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Courtyard Apartment.

1345 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 Prewar Courtyard Apartment property type. As the building is an unremarkable example of the Spanish Colonial 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 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 B04-004-172, B04-004-212, B07-000-012, B14-000-119, B14-000-251.

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 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 has undergone minor alterations but retains sufficient integrity to convey its significance.

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) 1410 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 1410 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: 5554-001-006

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

This is a multi-family residence built in 1924. It is a bungalow court consisting of five, 1-story, two-unit bungalows arranged in a U-shape. Exterior walls are stucco. The bungalows are rectangular in plan and each has a flat roof with clay tile coping. Windows consist of multi-light wooden casements arranged in pairs and bays. Unit entrances are partially glazed wood doors with arched openings. The buildings are arranged around a communal courtyard area with a central walkway, stoops for each unit, lawns, hedges, and mature trees. There is a concrete side driveway and surface parking area to the rear 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
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) 1410 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, 1923. 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** 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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Bungalow Court.

1410 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 bungalow court property type. As the buildings themselves are an unremarkable example of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Bungalow Court 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.

The bungalow court is a multi-family property type consisting of free-standing units thoughtfully arranged around a common landscaped open space. It emerged in Southern California in the early twentieth century and was popular prior to World War II. For developers, they allowed for greater density on a lot while being less expensive to construct than an apartment house; for residents, they made a detached home more affordable while creating a sense of community. (See continuation sheet).

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

***B12. References:**
City of West Hollywood Resolution No. 03-2918.

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) 1410 N Hayworth Ave

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.

In 2003, 1410 N. Hayworth Avenue was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

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) 1416 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 1416 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: 5554-001-007

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

This is a multi-family residence built in 1924. It is a bungalow court consisting of five, 1-story, two-unit bungalows arranged in a U-shape. Exterior walls are stucco. The bungalows are rectangular in plan and each has a flat roof with clay tile coping. Windows consist of multi-light wooden casements arranged in pairs and bays. Unit entrances are partially glazed wood doors with arched openings. The buildings are arranged around a communal courtyard area with a central walkway, stoops for each unit, lawns, hedges, and mature trees. There is a concrete side driveway and surface parking area to the rear 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
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):

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) 1416 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. Construct rear deck, 2013.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Bungalow Court.

1416 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 bungalow court property type. As the buildings themselves are an unremarkable example of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Bungalow Court 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.

The bungalow court is a multi-family property type consisting of free-standing units thoughtfully arranged around a common landscaped open space. It emerged in Southern California in the early twentieth century and was popular prior to World War II. For developers, they allowed for greater density on a lot while being less expensive to construct than an apartment house; for residents, they made a detached home more affordable while creating a sense of community. (See continuation sheet).

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

***B12. References:**
City of West Hollywood Building Permit B13-000-602; City of West Hollywood Resolution No. 03-2918.

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) 1416 N Hayworth Ave

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.

In 2003, 1416 N. Hayworth Avenue was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

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) 1417 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 1417 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: 5554-003-006

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

This is a 2-story Triplex with Mediterranean Revival influences built in 1920. The building is square in plan. Exterior walls are stucco. The building has a hipped roof clad in composition shingles with shallow eaves. Windows consist of single-light fixed wood windows and non-original vinyl hung and sliding windows. Entrances to individual units are sheltered under a projecting porch with a triangular pediment and arched opening. The doors are fully glazed wood doors. Landscaping consists of a shallow front yard with lawn and central walkway. The front of the property is paved for surface parking. The triplex shares a parcel with two additional residential buildings to the rear.

***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
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

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

***Resource Name or #:** (Assigned by Recorder) 1417 N Hayworth Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Mediterranean Revival influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1920. Reroof, 2019. Incompatible windows installed and clay tile roofing removed 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: Duplexes and Fourplexes; Period Revival: Mediterranean Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1942; 1923-1939 **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 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 triplex 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 installation of incompatible windows and removal of clay tile roofing.

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

***B12. References:**
City of West Hollywood Building Permit B19-0916.

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

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 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. 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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 868 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 868 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: 4340-006-030

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 Spanish Colonial Revival style built in 1924. The building is U-shaped in plan. Exterior walls are stucco. Ornamentation consists of quoin detailing around arched entryways, wrought iron details, and wood window shutters. The building has a flat roof with a parapet and clay tile coping. There is a clay tile overhang along the front elevation of the two front-facing volumes of the U-shape. Visible windows consist of one-over-one double-hung wood windows arranged individually and in pairs. Some windows on side elevations may have been replaced with vinyl hung windows. Entrances on the two front-facing elevations are obscured within recessed arched entryways. in an inset porch and on the side elevation facing the central driveway. Entrances on side elevations consist of single wood-paneled doors beneath hipped-roof overhangs. The buildings are lined with planter beds with shrubs and foundation plantings. There is a concrete paver driveway at the center of the "U" shape that leads to the rear 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
1924 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) 868 Hilldale 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, 1924. Reroof, 2005. The building was heavily remodeled in 2015 with the installation of non-original features including wrought iron balconettes and railings, window shutters, wrought iron light fixtures, "Tuscan" stucco, and painted signage

***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: 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 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 some character-defining features of the Spanish Colonial Revival architectural style and Prewar Courtyard Apartment 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 materials have been diminished by a major remodeling.

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

***B12. References:**

City of West Hollywood Building Permit B05-000-701, B15-0303, B15-0304, B15-0305, B15-0310, B15-0311, B15-0322, B15-0417, B15-0418, B15-0419, B15-0605, B15-0606.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 939 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 939 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: 4340-005-009

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 1924. The building is irregular in plan. Exterior walls are wood siding. The building has a cross-gable roof clad in composition shingles with clipped gables and shallow, open eaves. Fenestration consists of fixed windows with a multi-light upper portion on the primary elevation. The primary entrance is located under a projecting porch and consists of a single wood door flanked by sidelights. The porch is supported with square wood posts. The property has a front yard area with lawn, shrubs, and mature trees. There is a central walkway and the front of the property is enclosed with a stone retaining wall and white picket fence. There is a side driveway at the south end of the property. There are two to three ancillary buildings to the rear of the property that are not visible from the public right-of-way.

***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
1924 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) 939 Hilldale 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, 1924. Reroof, 1997.

***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 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 Single-Family Residence property type and Craftsman Architectural style, 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) HP3. Multiple Family Property (entire parcel)

***B12. References:**
City of West Hollywood Building Permits B97-003-700.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8714 Holloway 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 8714 Holloway 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: 4339-008-001

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 1938. The apartment consists of two L-shaped buildings around a central courtyard. Exterior walls are stucco. Ornamentation consists of a dentilled cornice, stringcourse, quoins, dentilled window headers, Juliet awnings, pedimented door surrounds, and decorative wrought iron railings. The building has a low-pitched hipped roof clad in composition shingles with flush eaves. Fenestration consists of multi-light fixed windows; one-over-one and multi-light double-hung wood windows; and octagonal diamond-pane fixed windows. Individual units are accessed by exterior doors and consist of wood-paneled doors with decorative surrounds.

The building is surrounded by foundation plantings, trees, and shrubs. It has a central courtyard with a concrete walkway branching off to the individual entrances. There is a driveway running along the south edge of the property that provides access to soft-story parking at the rear of the building.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 8714 Holloway 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, 1938. Soft-story retrofit, 2022.

***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: Early American Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Courtyard Apartment.

8714 Holloway 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 fully realized example of a Prewar Courtyard Apartment. As the building is an unremarkable example of the Early American Colonial 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 and some features of the Early American Colonial 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.

(See continuation sheet.)

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

***B12. References:**
B22-0626 and B22-0855

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): 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.

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.

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) 1221 Horn 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 Horn 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: 5560-022-029

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 Tiki/Polynesian influences built in 1961. The building is roughly rectangular in plan. Exterior walls are wood siding with non-original fieldstone veneer. The building has a front-gabled roof with open eaves, projecting roof beams, and carved barge boards. Fenestration consists of sliding aluminum windows. Entrances to units are not visible from the public right-of-way. Landscaping is limited to a shallow front yard and foundation plantings along the north elevation. Along the street level of the south elevation there is soft-story parking.

***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
1961 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) 1221 Horn Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Tiki/Polynesian Influences

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

Constructed, 1961. Reroof, 1993 and 2023. Non-original cladding and wood lattice applied at unknown date. Additional detailing likely removed.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Apartment Houses: Stucco Boxes/Dingbats **B10 Area:** West Hollywood

Period of Significance: 1945-1962 **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 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 Stucco Box/Dingbat property type, but lacks distinguishing architectural detailing. The Polynesian influence is limited to carved bargeboards and a tiki statue in the front yard. Originally, the building may have had more Tiki/Polynesian features for a more cohesive design, such as signage, landscaping, and lava rock veneer.

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 of original details and installation of non-original cladding and balcony enclosures.

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

***B12. References:**

City of West Hollywood Building Permits B93-001-622, B23-0640

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1227 Horn 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 1227 Horn 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: 5560-022-034

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 duplex in the Tudor Revival style built in 1938. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of decorative half-timbering. The building has a flat roof with a shed roof overhang around the rear, and side-gabled roof forms at the front of the property with gabled dormers. The roof planes are clad in composition shingles with shallow, open eaves and exposed rafter tails. Windows consists of paired wood diamond-light casements and hung vinyl windows. There is a two-story detached garage with a dwelling unit on the second story to the rear of the property. The property has limited landscaping, consisting of a walkway and planter lining the front of the property, and a concrete driveway 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
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) 1227 Horn Ave

B1. Historic Name: B2. Common Name:

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, 1938. Soft-story retrofit, 2019. Non-original vinyl 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: Duplexes and Fourplexes; Period Revival: Tudor Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1924-1942 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Tudor Revival Duplex.

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 Duplex property type and Tudor Revival 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 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 B19-1508.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 611 Huntley 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 611 Huntley 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: 4337-014-055

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 American Colonial Revival influences built in 1923. The building has a rectangular plan. Exterior walls are wood clapboard. Ornamentation includes louvered wood shutters. The building has a cross-gabled roof clad in composition shingles with shallow open eaves. There is an exterior chimney on the north elevation. Visible windows are multi-light double-hung wood windows. The main entryway is centered under a partial-width projecting porch. The porch is supported by turned wood posts. The entry is a partially glazed wood-paneled door accessed by a set of brick steps.

The building has foundation plantings around the porch and a front yard area hardscaped with scored concrete. A side driveway runs along the south edge 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 northwest (Google).

***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:** 6/15/2024

***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): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 611 Huntley Dr

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:** Craftsman, American Colonial Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1923. Addition over garage, 1990. Change 1 window, 2001.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman and Early American Colonial Revival single-family residence.

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 and Early American Colonial Revival architectural styles, 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 B90-000-117 and B01-001-764.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 834 Huntley 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 834 Huntley 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: 4337-013-025

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

This is a 2-story Fourplex in the Spanish Colonial Revival style built in 1928. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of a brick arched entryway and sawn wood balusters, supports, and brackets for a balconette. The building has a side-gabled roof clad in clay tile with shallow, open eaves and exposed rafter tails. Fenestration consists of multi-light wood fixed and casement windows in rectangular and arched openings. Entrances to units are sheltered within a recessed arched entryway and consist of partially glazed wood doors. There is a one-story detached garage to the rear of the building. The front of the property is hardscaped with brick, including a walkway and two semi-circular steps leading to the entrance. There is a concrete driveway along the north 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
1928 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) 834 Huntley 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, 1928. 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; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1922-1949 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival Fourplex.

834 Huntley 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 the Fourplex property type and Spanish Colonial Revival 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.

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.



***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 834 Huntley 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 840 Huntley 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 840 Huntley 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: 4337-013-026

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

This is a 2-story Fourplex in the Spanish Colonial Revival style built in 1929. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of wood railings, turned wood supports, and carved brackets for a balconette. The building has a side-gabled roof clad in clay tile with shallow, open eaves and exposed rafter tails. Visible fenestration consists of single-light wood casement windows arranged in pairs and groups of three. The main entrance to the building consists of a multi-light, fully glazed arched wood door under a canvas canopy. Landscaping includes a number of mature trees, shrubs, and vines that obscure the front of the building, as well as brick hardscaping. There are no ancillary buildings visible from the public right-of-way.

***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
1929 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) 840 Huntley 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, 1929. Reroof garage, 2000.

***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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival Fourplex.

834 Huntley 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 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 Fourplex property type and Spanish Colonial Revival 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.

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 B00-001-408.

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 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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8991 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 8991 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: 4340-015-008

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 American Foursquare style built in 1912. The building is rectangular in plan. Exterior walls are wood siding. The building has a hipped roof clad in composition shingles with open eaves and exposed rafter tails. Fenestration consists of one-over-one double-hung wood windows and hung vinyl windows with false muntins. There are two wood doors within a recessed entryway created by a porch enclosure. Above the porch there is a balcony enclosed with wrought iron railings and sheltered by a non-original metal awning. Landscaping on the property is limited and consists of a raised planter with mature shrubs, drought-tolerant plants, a narrow walkway, and a concrete 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 north. 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): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 8991 Keith Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Single Dwelling

***B5. Architectural Style:** American Foursquare

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

Constructed, 1912. No digital exterior alteration permits on file. Porch enclosed, non-original windows, cladding, and awning 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 **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 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 American Foursquare 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 original features and installation of incompatible new windows, awnings, and a porch enclosure.

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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 906 N Kings Rd

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 906 N Kings Rd 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: 5529-008-023 through 5529-008-030

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

This is a 3-story Postwar Apartment House (Type B) with Sea Ranch influences built in 1980. The building is roughly rectangular in plan. Exterior walls are diagonal wood siding, wood shingle, and stucco. Ornamentation is minimal. The building has multiple gable and shed-roof forms clad in composition shingles with flush eaves. Visible fenestration consists of single-light metal or vinyl casements. Entrances to individual units are accessed via exterior walkways and consist of single wood slab doors. Landscaping includes mature trees and shrubs in planters around concrete hardscaping. Exterior wood stairs lead from the street 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 east, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1980 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) 906 N Kings Rd

B1. Historic Name: B2. Common Name: The Treehouse

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

***B5. Architectural Style:** Sea Ranch influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1980. Reroof, 2007.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Apartment Houses: Postwar Apartment Houses **B10 Area:** West Hollywood

Period of Significance: 1963-1980 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

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 the property type and is unlikely to meet the exceptional significance thresholds for properties less than 50 years old.

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 B07-000-335;
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 3S/3CS/5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 950 N Kings Rd

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 950 N Kings Rd 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: 5529-025-033 through 5529-025-226

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

This is a 4-story Postwar Apartment House (Type B) with Sea Ranch influences built in 1973. The complex consists of numerous buildings interconnected by walkways. Exterior walls are The building is irregular in plan. Exterior walls are stucco and wood shingle. Roofs are a combination of shed and flat roof forms. Roof planes are clad in standing-seam metal. Visible fenestration consists of aluminum and vinyl sliders. Entrances to individual units appear to be accessed by interior corridors. Landscaping on the site includes lawns, mature trees, and concrete walkways, as well as a communal pool. There are entrances to subterranean parking on the south side of the property along Kings Road and Sweetzer 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 southeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1973 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) 950 N Kings Rd

B1. Historic Name: Glenwood Castle B2. Common Name: The Courtyards

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

***B5. Architectural Style:** Sea Ranch influences

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

Constructed, 1973. Reroof and new roof deck, 2003. Replace windows and stair landing, 2006. Reroof and replace newels, 2009. Roof and private deck work, 2010-2011. Replace 3 windows and 1 door, 2012.

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

***B8. Related Features:**

B9a. Architect: Kamnitzer/Marks and Partners **B9b Builder:** Larwin, Moss & Co

***B10. Significance: Theme** Apartment Houses: Postwar Apartment Houses **B10 Area:** West Hollywood

Period of Significance: 1963-1980 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Apartment House (Type B).

950 Kings Road 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 context of Multi-Family Residential Development under national criterion A, state criterion 1, and local criteria A3 for representing residential and cultural patterns that comprised the growth of West Hollywood and as a fully realized example of Postwar Apartment House (Type B).

It possesses most character-defining features of the Postwar Apartment House (Type B) property type with Sea Ranch influences, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts.

In the latter half of the twentieth century, West Hollywood faced a housing shortage like much of Southern California. Factors such as the rising cost of land, growing populations, opposing views on zoning, increased multi-family construction, and rent control, and a high percentage of renters helped cause and complicate the issue. Recognizing the need for more localized government, residents voted to incorporate the City of West Hollywood in November 1984. (See continuation sheet.)

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

***B12. References:**

City of West Hollywood Building Permits B03-003-009, B03-003-159, B06-000-568, B06-000-579, B09-000-294, B09-000-295, B10-000-473, B11-000-839, B11-000-840, B12-000-231; Newspapers.com

B13. Remarks:

The property is on the site of architect Irving Gill's Dodge House, which was demolished in 1970 despite years-long preservation efforts.

***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): As changes in zoning and land prices curtailed lower density construction, the postwar apartment house type emerged. They often boasted larger unit sizes and features like en suite bathrooms, interior double-loaded corridors, and subterranean or podium parking that reflected key demographic and cultural shifts. Others had a more modular design, formed by multiple individual units. Features borrowed from Mid-Century and Late Modern architecture helped to convey a sense of contemporary luxury to the otherwise simple and boxy construction.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1255 N Kings Rd

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 1255 N Kings Rd 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: 5554-026-039

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

This is a 4-story Postwar Apartment House (Type A) with Mid-Century Modern influences built in 1966. The building is roughly L-shaped in plan. Exterior walls are stucco and brick. The building has a flat roof. Windows consist of aluminum sliders. The main entrance to the interior of the building is located at the center of the street-level and consists of a pair of fully glazed metal doors flanked by sidelights and a transom. The perimeter of the building is surrounded by palm trees and shrubs within planters. There are two entrances to subterranean parking along Kings Road.

***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
1966 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) 1255 N Kings Rd

B1. Historic Name: King's Manor 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, 1966. Retrofit 1 window, 2018.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Apartment Houses: Postwar Apartment Houses; Modernism and Mid-Century Modernism: Mid-Century Modern **B10 Area:** West Hollywood

Period of Significance: 1963-1980; 1949-1967 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Apartment House (Type A).

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 Postwar Apartment House (Type A). It does not embody any particular style of architecture and does not appear to have an important association with postwar 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 has undergone minor alterations but retains integrity.

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

***B12. References:**
City of West Hollywood Building Permit B18-0694.

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1146 N La Cienega 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 1146 N La Cienega 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: 5555-004-035

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 Spanish Colonial Revival style built in 1935. The building is irregular in plan. Exterior walls are stucco. Ornamentation includes wrought iron grilles. The building has hipped and gabled roofs clad in clay tile with open eaves and exposed rafter tails. There is a prominent stucco chimney at the northwest corner. Fenestration consists of single-light and multi-light wood casement windows and a stained glass oeil-de-boeuf window on the upper floor. The primary entrance is within a recessed opening and consists of a single wood-paneled door. There are two one-story detached ancillary buildings to the rear of the main residence and an arched porte-cochere leads to the back of the property. The property has a front yard area with a fieldstone driveway, mature trees and shrubs, and a lawn surrounded by a brick retaining wall. The front edge of the property is lined with tall cypress 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
1935 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) 1146 N La Cienega Blvd

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, 1935. Second-floor addition, 2004.

***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; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1922-1949 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of the Spanish Colonial Revival style.

1146 La Cienega Boulevard 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 Architectural Styles under local criterion A1 as a fully realized example of the Spanish Colonial Revival style applied to a single-family residence. 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 Spanish Colonial 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.

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 B04-004-489.

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**

***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 1146 N La Cienega Blvd

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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1300 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 1300 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: 5560-021-016

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

This is a 3-story multi-family residence built in 1958. The building is generally rectangular in plan. Exterior walls are stucco. Ornamentation is reminiscent of Creole townhouses of New Orleans and consists of decorative wrought iron railings around the balconies, wood shutters, and exaggerated window and door frames. The building has a flat and gabled roof clad in composition shingles. Windows consist of full-height single-light wood casement windows, multi-light wood casement windows, sliding aluminum and vinyl windows. The primary entryway consists of a single, partially glazed wood door with a circular stained glass window. There is soft-story parking at the street level of the west elevation. At the rear of the property there is 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 southeast (Google).

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1958 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) 1300 Larrabee St

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** French Creole ornamentation

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1958. Repair fire damage, replace windows, 1993. Repair stucco, 2013. Repair decks, 2014.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Apartment Houses: Stucco Boxes/Dingbats **B10 Area:** West Hollywood

Period of Significance: 1945-1962 **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 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. Although intact, it is an unremarkable example of a Stucco Box/Dingbat property type and does not appear to have an important association with postwar residential development in West Hollywood. The French Creole features are limited to decorative elements applied to the front elevation, and it is not a fully realized or important example of the style.

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 B93-001-695, B13-000-408, B14-0900.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1242 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 1242 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: 5554-011-022

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 with Late American Colonial Revival influences built in 1950. The building is U-shaped in plan. Exterior walls are stucco. Ornamentation is limited to decorative columns and wrought iron railings along the balconies. The building has a hipped roof with flush eaves. Fenestration consists of single-light fixed and casement steel windows. There is a 1-story detached garage to the rear of the building. Landscaping includes a front yard area with a lawn, foundation plantings, and a communal courtyard with planters and shrubs.

***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
1950 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) 1242 N Laurel Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Hollywood Regency influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1950. Reroof, 1993. Foundation retrofit, 2002.

***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; Period Revival: Hollywood Regency **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1937-1961 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment with Hollywood Regency influences.

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 and Hollywood Regency style, 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 Permit B93-001-959, B02-002-517

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1245 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 1245 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: 5554-010-007

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 with Late American Colonial Revival influences built in 1950. The building is roughly U-shaped in plan. Exterior walls are stucco and brick. Ornamentation consists of decorative wrought iron detailing, fluted pilasters around the main entrance, and applied signage that reads "The Terrace." The building has a hipped roof clad in composition shingles with overhanging boxed eaves. Fenestration consists of multi-light steel casements. Individual units are accessed via exterior walkways and consist of single wood-paneled doors. There is a one-story detached garage to the rear of the building. Landscaping consists of a front yard area surrounded by a brick retaining wall with a lawn, shrubs and mature trees. There is a central brick walkway with steps. There is a small communal courtyard with hedges, shrubs, and concrete walkways and steps.

***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
1950 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) 1245 N Laurel Ave

B1. Historic Name: The Terrace B2. Common Name: The Terrace

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

***B5. Architectural Style:** Hollywood Regency influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1950. Reroof, 2015. Soft-story retrofit, 2023.

***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; Period Revival: Hollywood Regency **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1937-1961 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment with Hollywood Regency influences.

1245 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 a fully realized example of the Postwar Courtyard Apartment property type. As an unremarkable example of the Hollywood Regency style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Postwar Courtyard Apartment property type, and some features of the Hollywood Regency 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 Permits B15-0966, B23-0399.

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): Hollywood Regency architecture combines the clean lines of the modernism movement with stylized Classical detailing. The style was popularized, especially among the Hollywood elite, in part by the work of John Woolf, and was often utilized in remodeling existing homes. Hollywood Regency architecture often features a mansard roof and is characterized by an emphasis on verticality and tall, narrow features, including double-height entrances, thin columns, pediments, pilasters, and ornate wrought iron railings.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1350 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 1350 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: 5554-004-019

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 Mid-Century Modern style built in 1953. The building is U-shaped in plan. Exterior walls are stucco with volcanic rock veneer. Ornamentation consists of exaggerated balcony supports. The building has a low-pitched front-gabled roof with open eaves and projecting beams. Fenestration consists of wood clerestory windows in the gable end, steel casements, vinyl single-hung windows, and aluminum sliding windows. A breezeway leads to the central courtyard. Individual units appear to be accessed from the exterior surrounding the courtyard.

The central courtyard includes a pool and tropical plantings. There is soft-story parking along the south edge of the building. The building has a front yard area with volcanic rock planters, tropical plantings, trees, and shrubs.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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) 1350 N Laurel Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Mid-Century Modern

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1956. Soft-story retrofit, 2024. Vinyl windows installed at unknown date.

***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; Modernism and Mid-Century Modernism: Mid-Century Modern **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1949-1967 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

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 and Mid-Century Modern architectural style, but 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 vinyl windows.

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

***B12. References:**
City of West Hollywood Building Permit B24-0017 and B24-0018.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7517 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 7517 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: 5530-006-017

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 Tudor Revival style built in 1924. The building is U-shaped in plan. Exterior walls are stucco. Ornamentation consists of decorative half-timbering, carved wood brackets, and wrought iron railings and balconettes. The building has a hipped roof clad in composition shingles with shallow, open eaves and exposed rafter tails. Fenestration consists of multi-light wood casement windows. Individual unit entrances are accessed via exterior walkways and stoops and consist of single fully glazed multi-light wood doors. There is a two-story detached apartment building to the rear of the property that is rectangular in plan and has the same detailing. The end of the U-shaped building has an arched breezeway providing access to the rear of the property. Landscaping includes trees, shrubs, and foundation plantings along the edges of the 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 north. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1924 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) 7517 Lexington Ave

B1. Historic Name: Maewood Apartments B2. Common Name:

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, 1924. Remove and replace flat roof, 2008. Remove and replace exterior stairway for 1 unit, 2010. Replace 3 windows, 2021.

***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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Courtyard Apartment. It was also identified for evaluation through public comment.

7517 Lexington Avenue 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 fully realized example of a Prewar Courtyard Apartment. 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 and some features of the Tudor Revival 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)

***B12. References:**

City of West Hollywood Building Permits B08-000-304, B10-000-909, B21-0639; 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.



*Required Information

B10. Significance (Continued from Page 2): 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.

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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7525 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 7525 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: 5530-006-016

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. There is an exterior brick chimney. Ornamentation includes dentilled detailing along the front of the entry porch. The building has a cross-gabled roof clad in composition shingles with shallow, open eaves and extended rafter tails. A trellis extends over the side driveway. Windows are obscured behind security bars but appear to consist of aluminum sliders. The main entrance consists of a single entry door obscured behind a metal security door. The entrance is centered within a partial-width projecting porch supported by round wood columns. If present, any ancillary buildings are not visible from the public right-of-way or on satellite imagery. Landscaping includes a front yard area with a central walkway, mature trees, and shrubs. The front of the property is enclosed by a chain-link fence. A side driveway runs along the east 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 north. 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): _____

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 7525 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, 1920. No digital exterior alteration permits on file. Non-original windows and window bars 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 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 Single-Family Residence property type and Craftsman and Early Colonial Revival styles, 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 and window bars.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7506 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 7506 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: 5530-010-011

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

This is a 1-story Prewar Courtyard Apartment in the Spanish Colonial Revival style built in 1924. The building is U-shaped in plan. Exterior walls are stucco. Ornamentation includes carved wood brackets and wall extensions with arched openings. The building has a flat roof with clay tile coping. Windows consist of multi-light wood casements. Individual unit entrances are accessed via a central concrete walkway and consist of single wood-paneled doors with metal screens. Each entrance is sheltered beneath a shallow shed-roof overhang clad in clay tile. There is a 1-story detached building to the rear of the property with paired metal doors for storage or parking. Landscaping includes a front yard area surrounded by hedges with mature trees and shrubs as well as trees, shrubs, and foundation plantings along the edges of the 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 southeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1924 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) 7506 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, 1924. No digital exterior alteration permits on file. Security doors 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** Courtyard Housing; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1910-1969; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of courtyard housing.

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 the Spanish Colonial Revival style. It possesses some features of a Prewar Courtyard Apartment and Bungalow Court, but is not a fully realized example of either 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:**

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7611 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 7611 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: 5530-008-027

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 American 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. Visible windows consist of single-light wood casements arranged individually, in pairs, and groups of three. The primary entrance consists of a single wood-paneled door centered beneath a partial-width projecting porch. The porch is supported by round wood columns and accessed by a set of brick steps. There is a one-story detached garage to the rear of the building. Landscaping consists of a hardscaped patio at the front of the property, mature trees, and shrubs. The front of the property is partially enclosed by a wood or metal fence. A side driveway runs along the east 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 northwest, 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

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

***Resource Name or #:** (Assigned by Recorder) 7611 Norton Ave

B1. Historic Name: B2. Common Name:

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

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

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1920. Addition, 1995. Reroof, 2002. Windows on the front elevation appear replaced 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; 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 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 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 installation of incompatible new windows.

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

***B12. References:**
City of West Hollywood Building Permits B95-002-887, B02-002-665.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7702 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 7702 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: 5530-011-014

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. It was converted to a duplex at an unknown date. The building is rectangular in plan. Exterior walls are wood shingle. The building has a cross-gabled roof clad in rolled asphalt with open eaves and bargeboards. Windows consist of hung and sliding vinyl replacements. The primary entryway consists of a single partially glazed wood door within a partial-width recessed porch. The porch is supported by wood posts with brick piers. Landscaping consists of front and side yards with a lawn, shrubs, mature trees, and a concrete walkway and steps to the porch. There is a detached two-car garage to the south of the main residence. The Craftsman building shares a parcel with another duplex. The second duplex is rectangular in plan. Exterior walls are stucco. It has a flat roof with clay tile coping and a shallow shed-roof overhang clad in clay tile. Windows consist of hung vinyl replacements. The entrances consist of single wood-paneled 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 southwest, 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):

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) 7702 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, 1922. Reroof, 2011. Reroof, 2019. Replace windows, 2020. 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:** 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 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 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 all visible windows and enclosure of the porch with a security screen.

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

***B12. References:**
City of West Hollywood Building Permits, B19-1495, B19-1496, B20-0048, B20-0049.

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

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 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7925 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 7925 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: 5554-012-016

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

This is a 2-story duplex built in 1921. It was converted to a single-family residence at an unknown date. Based upon satellite imagery, it appears to be roughly rectangular in plan with a hipped roof clad in composition shingles. Visible elevations are clad in horizontal wood siding and have one-over-one double-hung wood windows. The entire first floor is obscured behind a large hedge and tall wood gate over the side driveway. The duplex near the front of the property shares the parcel with two additional residential buildings that are not visible from the public right-of-way.

***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
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

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

***Resource Name or #:** (Assigned by Recorder) 7925 Norton Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** American Foursquare

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1925. Reroof, 2003. Bedroom expansion, 2006.

***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 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 obscuring the entire first floor 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 B03-003-599, B06-000-280.

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

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 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 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 7961 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 7961 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: 5554-011-015

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

This is a 1- and 2-story single-family residence in the Spanish Colonial Revival style built in 1930. The building has a T-shaped plan. Exterior walls are stucco. Ornamentation consists of louvered wood window shutters. The building has a hipped roof clad in clay tile with shallow open eaves and exposed rafter tails. Visible fenestration consists of multi-light paired wood casements, arched multi-light fixed wood windows, and leaded-glass casement windows. The main entryway is situated in a small projecting vestibule and consists of an arched wood-paneled door.

The building has a front yard area surrounded by a concrete retaining wall with a curvilinear brick walkway, grass, foundation plantings, and trees. The main entry patio is enclosed by a low stucco wall with a wrought iron gate. A side driveway runs along the east edge 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 north. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1930 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 7961 Norton 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, 1930. Partial reroof, 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; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1922-1949 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival Duplex.

7961 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 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 the Duplex property type and Spanish Colonial Revival 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.

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 B18-0100.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8022 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 8022 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: 5554-014-003

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): _____

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) 8022 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 is nearly identical to 8028 Norton Avenue, which was evaluated in 2008 as potentially eligible for local listing as a contributor to the Garden Court Thematic District. 8028 Norton Avenue was re-surveyed and evaluated as an individual resource as part of the 2022-2023 multi-family survey update. Due to their similarity, the evaluation also applies to this property.

Upon further research and evaluation, 8022 Norton Avenue 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 B97-003-764, B97-003-766.

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

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):

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: 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 re-surveyed as part of the 2022-2023 multi-family survey update.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8258-8262 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 8258-8262 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: 5554-015-022, 5554-015-021

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

8258 and 8262 Norton Avenue are connected by decorative arch that spans between the front elevations and over a concrete walkway and driveway.

8258 Norton Avenue is a 2-story Prewar Apartment House (Type A) in the Spanish Colonial Revival style built in 1934. The building is rectangular in plan. Exterior walls are stucco. The building has a shed roof clad in clay tile at the front and a flat roof with clay tile coping at the rear. Fenestration consists of paired multi-light casement wood windows, some within pointed arched openings. There is a pair of French doors on the north elevation, but individual unit entrances are not visible from the public right-of-way. There is a 1-story detached garage to the rear of the property. Landscaping includes a small front yard area enclosed by a stucco wall, a mature tree, and brick planters with hedges and foundation plantings in a lining the building.

8262 Norton Avenue is a 2-story Prewar Apartment House (Type A) in the Monterey Revival style built in 1931. The building is rectangular in plan. Exterior walls are stucco with vertical wood siding. The building has a shed roof clad in clay tile at the front and a flat roof with clay tile coping at the rear. Fenestration consists of paired multi-light casement wood windows. Individual units appear to be accessed via interior corridors. The main entrance is centered on the north elevation and consists of a fully glazed multi-light wood door with sideline in an arched opening. A second-story balcony is supported by wood posts and carved wood brackets and enclosed with a wrought iron railing. Landscaping includes a small front patios enclosed by stucco walls and brick planters with hedges lining the 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 southeast (Google).

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1, 1934 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) 8258-8262 Norton Ave

B1. Historic Name: Rapidan Apartments, Virginia Apartments B2. Common Name:

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

***B5. Architectural Style:** Monterey Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1931 and 1934. Soft-story retrofit, 2020 (8258 Norton).

***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; Mediterranean and Indigenous Revival: Monterey Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1922-1949 **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 surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment as an example of the Monterey Revival style. The Monterey Revival style is rare enough in West Hollywood that a theme was not developed for the context statement update; therefore, it was assessed using the Los Angeles Citywide Historic Context Statement.

8258 and 8262 Norton Avenue appear 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 for representing residential and cultural patterns that comprised the early growth of West Hollywood. While 8258 Norton Avenue is an unremarkable example of the Spanish Colonial Revival style, 8262 Norton Avenue is a good example of the Monterey 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.

8258 and 8262 Norton Avenue possess most character-defining features of Prewar Apartment House (Type A), as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts. Character-defining features related to the Monterey Revival style include 8262 Norton Avenue's 2-story height, clay tile roof, stucco and vertical wood cladding, cantilevered gallery with wood supports, rectangular window and door openings, and multi-light wood windows.

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:**
(See continuation sheet.)

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): 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.

Monterey Revival architecture takes inspiration from the combination of Spanish and American Colonial detailing that occurred as nineteenth century Anglo-American settlers began modifying existing adobe houses. The style was popular in the late 1920s until the onset of World War II and was predominantly applied to residential buildings. It is characterized by 2-story height, balconies or galleries, a combination of cladding materials, and rectangular openings, and often features American Colonial Revival ornamentation such as 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 retains all necessary aspects of integrity from the period of significance.

*B12. References (Continued from Page 2):

City of West Hollywood Building Permit B20-0694.

Los Angeles City Directories, various dates.

Newspapers.com.

Prosser, Daniel. "Mediterranean & Indigenous Revival Architecture, 1893-1948." Los Angeles Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources, 2018.

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) 929 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 929 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: 5530-026-013

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

This is a 2-story Fourplex in the Mediterranean Revival style built in 1930. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of carved wood brackets, wrought iron railing and brackets along the balcony, cast stone entry surround, and shield motifs. The building has a shed roof clad in clay tile at the front and a flat roof with clay tile coping at the rear. Fenestration consists of single-light fixed picture windows in arched openings and multi-light wood casements. The primary entryway is located within a recessed arched entryway and consists of a single, partially glazed wood door. There is a one-story detached garage to the rear of the main building. Landscaping includes a front yard area with a lawn, shrubs, and central concrete walkway, enclosed by a stucco wall and wrought iron gates. A side driveway runs along the north 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 southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1930 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) 929 N Ogden Dr

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Mediterranean Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1930. Retrofit, 2000. Replace 1 window in Unit 3 and 4, 2001. New door opening on balcony, 2006. Vinyl windows installed on secondary elevations at unknown date.

***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: Mediterranean Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1923-1939 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Fourplex.

929 N. Ogden 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 fully realized example of the Mediterranean Revival style and Fourplex property type. Due to minor alterations, the property may not meet state or national thresholds for integrity.

It possesses most character-defining features the Fourplex property type and Mediterranean 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.

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 B00-001-377, B01-002-163, B06-000-059.

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 Mediterranean Revival style shares stylistic and material elements with Spanish Colonial Revival, but is often less elaborate or fanciful in its application. The style is characterized by symmetry, hipped roofs, boxed eaves and brackets, arched openings, and cast concrete ornamentation, particularly around doors.

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 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1124 ½ 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 1124 ½ 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: 5530-003-020

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

This is a 1-story Duplex built in 1921. Based on satellite imagery, the building is rectangular in plan. Exterior walls are wood siding. The building has a flat roof with parapet. Landscaping includes a front and side yard with tall hedges and fencing that obscure the building 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 southeast. 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) 1124 ½ N Ogden Dr

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, 1921. No digital exterior alteration permits on file for 1124 ½ Ogden Drive.

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

***B8. Related Features:**

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

***B10. Significance: Theme** The LGBTQ+ Community and the Media **B10 Area:** West Hollywood

Period of Significance: 1945-1980 **Property Type:** Residential **Applicable Criteria:** A; 1; C

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

This property was surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment for its association with Jeanne Córdova and The Lesbian Tide.

1124 ½ Ogden Drive is significant in the context of LGBTQ+ history as the publication location of an influential publication that made significant contributions to LGBTQ+ media under national criterion A, state criterion 1, and local criterion C. The Lesbian Tide originated as a newsletter for the lesbian rights organization Daughters of Bilitis (DOB). In late 1972, The Lesbian Tide split from the DOB and was published as an independent lesbian/feminist magazine. Córdova remained in a lead role as editor or publisher until the end oft the magazine's run in 1980. 1124 ½ Ogden Drive is listed as the publication location for the earliest independent issues and until at least February of 1973. It is assumed that Córdova lived at this location while The Lesbian Tide was being published between 1972 and 1973, but this could not be confirmed with genealogical research. Additional information would be necessary to confirm this association and assess whether the subject property is also significant for its association with Córdova under national criterion B, state criterion 2, and local criterion C.

1124 ½ N. Ogden is the rear unit on the parcel and is not fully visible from the public right-of-way. As such, integrity could not be assessed. While the building is significant for its association with Cordova and The Lesbian Tide, confirmation that it retains sufficient integrity to convey this association would be necessary to determine if it is 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.

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:**
(See continuation sheet.)

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.



*B12. References (Continued from Page 2):

GPA Consulting. "Lesbian, Gay, Bisexual and Transgender (LGBT) Context Statement." Los Angeles Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources, 2014. Revised 2023.

The Lesbian Tide Magazine. Digitized issues accessed via https://archive.org/.

ONE Archives at the USC Libraries.

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) 1134 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 1134 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: 5530-003-018

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

This is a 3-story Prewar Apartment House (Type A) in the Spanish Colonial Revival style built in 1927. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of quoins, cast stone entry surround, wrought iron balconettes, and glazed ceramic tile porch steps. The building has a gable and shed roof clad in clay tile at the front and a flat roof with clay tile coping at the rear. Fenestration consists of multi-light wood casement and vinyl hung windows. The primary entrance is centered within a recessed arched opening and consists of a single-light, partially glazed arched wood door with wrought iron detailing. Landscaping includes concrete block planters with shrubs. A side driveway runs along the south edge of the property and there is surface parking to the rear.

***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
1927 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) 1134 N Ogden 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, 1927. Foundation retrofit, 1999. Replace 80 windows, 2007. Reroof, 2017.

***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 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. 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 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:**
B99-000-400, B07-000-288, B17-1089.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1154 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 1154 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: 5530-003-014

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 1920. The building has a rectangular plan. Exterior walls are stucco. There is an exterior stovepipe chimney on the south elevation. The building has a side-gabled roof clad in composition shingles with shallow eaves. Windows are sliding vinyl. The main entryway is sheltered under a shallow projecting porch supported by turned wood posts. The porch is accessed by a set of concrete steps. The entry is obscured by a metal security door.

The building has a front yard with foundation plantings, grass, trees, and a central concrete walkway that leads to the porch. The front yard is enclosed by a wood picket fence with a gate. There is a side concrete driveway along the east edge 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 (Google).

***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:** 6/15/2024

***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) 1154 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, 1920. No digital exterior alteration permits on file. Exterior remodel between 2022 and 2024.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

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. Since the reconnaissance survey, it has been heavily altered and no longer reflects the Craftsman style.

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, materials, and feeling have been lost through the wholesale replacement of wood cladding for stucco and installation of incompatible vinyl windows in modified openings.

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1224 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 1224 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: 5530-003-010

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 American Colonial Revival influences built in 1921. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a jerkinhead roof clad in composition shingles with shallow open eaves and exposed rafter tails. There is an exterior brick chimney on the south elevation. Visible fenestration consists of one-over-one double-hung wood windows, and wood casements with geometric muntins in tripartite groupings. The main entryway is centered under a shallow projecting porch. The porch is supported by turned wood posts and accessed by a set of shallow concrete steps. The entry is a fully glazed, multi-light wood door with a wood screen.

The building has a front yard with drought-tolerant landscaping enclosed by a wood picket fence. A side driveway runs along the south edge 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 east, 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1224 N Ogden Dr

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, 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; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman and Early American Colonial Revival single-family residence.

1224 N. Ogden 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 and Early American Colonial Revival styles. 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 a combination of features of the Craftsman and Early American Colonial Revival 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. (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:** 6/15/2024

(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.

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 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1249 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 1249 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: 5530-002-042

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

This is a multi-family residence built in 1922. It is a bungalow court consisting of five, 1-story, two-unit bungalows arranged in a U-shape. Exterior walls are stucco. Ornamentation includes a multi-draped arch over the central walkway. The bungalows are rectangular in plan and each has a flat roof with a stepped raised parapet. Visible fenestration consists of double-hung wood windows and wood casement windows in tripartite groupings. Individual unit entrances consist of a fully glazed multi-light wood doors. The entrances are sheltered by shallow pent overhangs clad in clay tile and accessed by a set of shallow quarry tile steps.

The bungalows are arranged around a central brick walkway lined with foundation plantings and shrubs. At the front of the property is a shallow front yards surrounded by a retaining wall. A set of quarry tiled steps and a concrete ramp lead to the central walkway. There does not appear to be any vehicular accommodation on the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1249 N Ogden 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, 1922. Reroof, 2018-2019.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Bungalow Court.

1249 N. Ogden 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 bungalow court property type with automobile access incorporated into the design of the property with a central driveway and porte-cochere in the rear building. As the buildings themselves are an unremarkable example of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Bungalow Court 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. (See continuation sheet).

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

***B12. References:**

City of West Hollywood Building Permits B18-0519, B19-0124, and B19-0315; City of West Hollywood Resolution No. 03-2918.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



B10. Significance (Continued from Page 2): The bungalow court is a multi-family property type consisting of free-standing units thoughtfully arranged around a common landscaped open space. It emerged in Southern California in the early twentieth century and was popular prior to World War II. For developers, they allowed for greater density on a lot while being less expensive to construct than an apartment house; for residents, they made a detached home more affordable while creating a sense of community.

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.

In 2003, 1249 N. Ogden Drive was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

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 Orange Grove 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 1150 N Orange Grove 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: 5530-002-015

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 American Colonial Revival influences built in 1921. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a hipped and side-gabled roof clad in composition shingles with shallow open eaves and exposed rafter tails. There is an exterior brick chimney on the south elevation. Visible fenestration consists of one-over-one double-hung and eight-over-one fixed windows in tripartite groupings. The main entryway is centered under a shallow projecting porch with an arched roof. The porch is supported by turned wood posts and accessed by a set of shallow concrete steps. The entry is a fully glazed, multi-light wood door.

The building has a front and side yard with pavers and mature trees. The front of the property is enclosed by a metal railing. A side driveway runs along the south edge 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 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:** 6/15/2024

***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) 1150 N Orange Grove 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, 1921. Remodel house, windows, French door, reroof, 2001. Remove and replace masonry chimney, 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; 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 surveyed as part of the 2022-2023 multi-family survey update.

1150 N. Orange Grove Avenue was previously approved for redevelopment in 2021, supported by a Historic Resource Assessment prepared by ASM Affiliates. 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).

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 replacement windows.

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**

City of West Hollywood Building Permits B01-001-992 and B02-002-266. City of West Hollywood Planning Commission Hearing Minutes, April 15, 2021.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1165 N Orange Grove 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 1165 N Orange Grove 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: 5530-001-025

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

This is a multi-family residence in the Spanish Colonial Revival style built in 1924. It is a bungalow court consisting of three, 1-story, buildings arranged in a U-shape. Exterior walls are textured stucco. The three buildings are rectangular in plan and each has a flat roof with clay tile coping. Ornamentation consists of an arch over the central walkway with wrought iron detailing and a sign reading "Palm Court." Fenestration consists of multi-light, wood windows in arched openings. Visible entrances consist of multi-light wood doors in arched openings sheltered by arched overhangs. A communal courtyard in the center of the property includes hardscaped patio 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 west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1924 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) 1165 N Orange Grove 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, 1924. Repair fire damage, reroof, 6 new windows, 2009. Add 14 windows 2010.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Bungalow Court.

1165 N. Orange Grove 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 buildings themselves are an unremarkable example of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Bungalow Court 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.

The bungalow court is a multi-family property type consisting of free-standing units thoughtfully arranged around a common landscaped open space. It emerged in Southern California in the early twentieth century and was popular prior to World War II. For developers, they allowed for greater density on a lot while being less expensive to construct than an apartment house; for residents, they made a detached home more affordable while creating a sense of community. (See continuation sheet.)

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

***B12. References:**

City of West Hollywood Building Permits B09-000-503, B10-000-198;
City of West Hollywood Resolution No. 03-2918.

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): 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 has undergone minor alterations but retains all necessary aspects of integrity from the period of significance.

In 2003, 1165 N. Orange Grove Avenue was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

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) 1166 N Orange Grove 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 1166 N Orange Grove 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: 5530-002-012

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 Pueblo Revival style built in 1920. The building is rectangular in plan. Exterior walls are stucco. There is one stucco exterior chimney. The building has a flat roof with a rounded parapet. Ornamentation includes vigas along the roofline. Fenestration is obscured behind metal security bars. The primary entrance is located in the center of the front elevation under a shed roof overhang and consists of a single door behind a metal screen door. Landscaping consists of a front yard area with gravel, mature trees, and shrubs. A side driveway runs along the north edge of the property. There is a 2-story duplex and surface parking to the rear.

***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
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) 1166 N Orange Grove Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Pueblo Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1920. No digital exterior alteration permits on file. Non-original window bars, porch supports, and window awnings 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; Mediterranean and Indigenous Revival: Pueblo Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1915-1947 **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 surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment as an example of the Pueblo Revival style. The Pueblo Revival style is rare enough in West Hollywood that a theme was not developed for the context statement update; therefore, it was assessed using the Los Angeles Citywide Historic Context Statement.

In the Los Angeles region, Pueblo Revival became popular after the 1915 Panama-California Exposition in San Diego and drew inspiration from Native American pueblos in the desert Southwest. The style is characterized by cubic massing, flat roofs with parapets, stucco cladding mimicking an adobe finish, vigas, and minimal openings. While the property possesses some character-defining features of the style, it is not a fully realized example and has diminished integrity.

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 window bars, metal awnings, and wrought iron porch supports.

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

***B12. References:**

Prosser, Daniel. "Mediterranean & Indigenous Revival Architecture, 1893-1948." Los Angeles Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources, 2018.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1201 N Orange Grove 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 1201 N Orange Grove 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: 5530-001-026

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

This is a 3-story Prewar Apartment House (Type A) in the Spanish Colonial Revival style built in 1929. The building is rectangular in plan. Exterior walls are stucco. Ornamentation consists of punched screens and wrought iron balconette. There is a wrought iron fire escape at the center of the front elevation. The building has a shed and semi-octagonal roof clad in clay tile with exposed rafter tails at the front, and a flat roof with a parapet to the rear. Fenestration consists of multi-light, fixed wood windows in arched and rectangular openings. The primary entrance consists of a single-light, fully glazed wood door within a recessed arched opening. The entrance is accessed by a set of concrete steps with a wrought iron railing. Landscaping is limited to hedges along the perimeter of the building. There is a 1-story detached garage building to the rear and a side driveway running 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
1929 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) 1201 N Orange Grove Ave

B1. Historic Name: The Kathleen M 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, 1929. Reroof, 2001. Replace 15 windows on rear elevation, new carport, 2016. Stucco retextured and non-original doors installed at an unknown dates.

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

***B8. Related Features:**

B9a. Architect: Molin Brothers **B9b Builder:** Molin Brothers

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House (Type A).

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 the Spanish Colonial Revival style 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 material have been diminished by changes to the cladding and doors.

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

***B12. References:**
City of West Hollywood Building Permits B01-001-673, B16-0487, B16-0573, B16-0906; 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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1221 N Orange Grove 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 Orange Grove 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: 5530-001-030

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 American Colonial Revival influences built in 1921. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a cross-gabled roof clad in composition shingles with shallow eaves. There is an exterior brick chimney on the south elevation. Visible fenestration consists of wood casements with geometric muntins in tripartite groupings. The main entryway is centered under a shallow projecting porch with a gabled roof. The porch is supported by turned wood posts and accessed by a set of shallow concrete steps. The entry is a wood-paneled door with full-height multi-light sidelights.

The building has a front yard with a central concrete walkway, grass, foundation plantings, shrubs and trees. The front of the property is enclosed by a wood picket fence. A side driveway runs along the south edge 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 west, 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1221 N Orange Grove 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, 1921. Retrofit, 2009.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman and Early American Colonial Revival single-family residence.

1221 N. Orange Grove 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 and Early American Colonial Revival styles. 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 a combination of features of the Craftsman and Early American Colonial Revival 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. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP03

***B12. References:**
City of West Hollywood Building Permit B09-000-316.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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.

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 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1227 N Orange Grove 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 1227 N Orange Grove 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: 5530-001-031

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

This is a 2-story Duplex in the Greek Revival style built in 1921. The building is rectangular in plan. Exterior walls are wood siding. Ornamentation includes a triangular pediment, ionic columns, fluted pilasters, dentils, and a balconette with turned wood balustrade. The building has a cross-gabled roof clad in composition shingles with shallow boxed eaves and eave returns. Fenestration consists of one-over-one double-hung and multi-light fixed wood windows. The two unit entrances are centered on the front elevation. One door is partially glazed wood-paneled door with a fanlight and the other is a fully glazed multi-light wood door. Landscaping includes a front yard area with a lawn and shrubs. The building is flanked by two side driveways.

***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
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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1227 N Orange Grove Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Neoclassical

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1921. Rear addition, new carport, 2005. Foundation retrofit, 2011. Unit doors 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: Duplexes and Fourplexes; Neoclassicism **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1895-1940 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Duplex and example of the Neoclassical style. The Neoclassical style is rare enough in West Hollywood that a theme was not developed for the context statement update; therefore, it was assessed using the Los Angeles Citywide Historic Context Statement.

1227 N. Orange Grove 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 criterion A3 for representing residential and cultural patterns that comprised the growth of West Hollywood. The building also appears eligible under local criterion A1 and B as a rare example of the Neoclassical style in West Hollywood. Due to minor alterations, the property may not meet state or national thresholds for integrity.

It possesses most character-defining features of the Duplex property type, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts. The Neoclassical style is rare enough in West Hollywood that a theme was not developed for the context statement update. Character-defining features include the symmetrical arrangement, dentilled cornices, eave returns, triangular pediment, ionic columns, fluted pilasters, and turned wood balustrade.

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)

***B12. References:**
(See continuation sheet.)

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.

The Neoclassical style emerged in the late nineteenth century as architects reinterpreted Greek and Roman architectural precedents. Its monumental appearance lent itself well to larger designs like public buildings and banks. In the early twentieth century, it was applied more frequently to domestic architecture. The style is characterized by symmetrical arrangements and Classical detailing, including pediments, parapets, and columns.

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.

*B12. References (Continued from Page 2):

City of West Hollywood Building Permits B05-000-841, B05-000-842, B11-000-104

Grimes, Teresa, Allison M. Lyons and Emily Rinaldi. "Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival Architecture, 1895-1940." Los Angeles Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources, 2018.

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) 1240-1250 N Orange Grove 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 1240-1250 N Orange Grove 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: 5530-002-003, 5530-002-046

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 Tudor Revival style built in 1942. The two buildings are L-shaped in plan. Exterior walls are stucco with stone veneer. Ornamentation includes battened wood window shutters. 1250 N. Orange Grove Drive has decorative half-timbering. Exterior chimneys are stucco and brick, respectively. The buildings have gable and hipped roofs clad in composition shingles with shallow boxed eaves. Fenestration consists of multi-light wood casements, leaded glass windows, as well as sliding and hung vinyl replacements. Visible unit entrances consist of single wood-paneled doors under shed-roof overhangs with concrete stoops. There are 1-story detached multi-car garages to the rear of the properties. There is a front yard area at the front of the property with a lawn, shrubs, and trees surrounded by a concrete block and stone retaining wall. Between the two buildings there is a shared courtyard area with stone walkways and planters with mature trees, shrubs, and flowers.

***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 (Google).

***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) 1240-1250 N Orange Grove Ave

B1. Historic Name: B2. Common Name:

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, 1942. 1240 Orange Grove: Reroof, 2009. Modify rear stair, 2010. 1250 Orange Grove: Reroof, 2010. New rear stair, 2014. Infill door to unit 1252, 2019. Decorative detailing removed 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** 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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Courtyard Apartment.

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 Prewar Courtyard Apartment property type and Tudor 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, the integrity of design, workmanship, and materials have been diminished by the installation of vinyl windows and removal of character-defining features, including decorative half-timbering.

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

***B12. References:**
City of West Hollywood Building Permits B09-000-189, B10-000-195, B10-000-379, B14-000-364, B19-0096.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 560 N Orlando 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 560 N Orlando Ave City: West Hollywood Zip 90048

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: 5528-014-045

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 Spanish Colonial Revival style built in 1926. The building is irregular in plan. Exterior walls are stucco. There is an exterior stucco chimney. Ornamentation includes a cast stone surround over a picture window and arched motifs. The building has a cross-gabled roof clad in clay tile with flush eaves. Fenestration consists of multi-light wood fixed and casement windows in arched and rectangular openings. The primary entryway is located under a projecting porch with arched openings and consists of a partially glazed wood door. There is a one-story detached multi-car garage to the rear of the property. Landscaping includes a front yard area with a lawn, small shrubs, and concrete walkways.

***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
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): _____

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) 560 N Orlando 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, 1926. Foundation repair, 1995.

***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; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of the Spanish Colonial Revival style.

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 the Spanish Colonial Revival style that 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 Permit B95-002-962.

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 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 850 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 850 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: 4339-010-018

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

This is a 1- and 2-story apartment building built in 1956. The complex consists of three rectangular buildings arranged in a U shape. Based on what is visible, the buildings have side-gabled roofs clad in composition shingles with open eaves. Landscaping includes mature trees, shrubs, and hedges at the center of the property, as well as a central concrete 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 #)
Aerial view of building (Google).

***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):

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) 850 Palm Ave

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, 1956. Reroof, 2020 and 2022.

***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 surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

This property is located mid-block between two large buildings and is not fully visible from the public right-of-way. It is accessed by a private driveway shared with 846 Palm Avenue.

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 B20-0862, B20-0863, and B22-0654.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 923 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 923 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: 4339-013-014

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 1913. It was converted to a duplex after 1950. The building has a rectangular plan. Exterior walls are stucco. The building has a cross-gabled roof clad in composition shingles with shallow open eaves and exposed rafter tails. Visible fenestration consists of one-over-one double-hung wood windows. The main entryway is centered within a recessed porch. The porch is supported by wood posts and accessed by a set of shallow concrete steps. The entry is a wood-paneled door.

The building has a front yard with a central concrete walkway, foundation plantings, shrubs and trees. The front of the property is enclosed by a wood picket fence. A side driveway runs along the north edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** (Assigned by Recorder) 923 Palm Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Craftsman

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1913. Converted to duplex after 1950. Replace exterior stairs, 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 surveyed as part of the 2022-2023 multi-family survey update.

923 Palm Avenue is an unremarkable example of a Craftsman residence dating from the early twentieth century with diminished integrity. City Council denied local designation of 923 Palm Avenue on July 15, 2013. 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).

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 has been diminished by the application of stucco cladding.

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

***B12. References:**

City of West Hollywood Building Permits B03-003-012; Sanborn Fire Insurance Maps; West Hollywood City Council Meeting Minutes, July 15, 2013.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 9000 Phyllis 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 9000 Phyllis 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: 4340-023-001

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

This is a 2-story duplex in the Spanish Colonial Revival style built in 1926. The building has a rectangular plan. Exterior walls are stucco. Ornamentation consists of arched openings, carved brackets, and sawn wood railings. The rear of the building has a flat roof with clay tile coping, and the front of the building has a cross-gabled roof clad in clay tiles with flush eaves. The roof is accentuated by an octagonal tower that includes a vestibule for a unit entrance. Visible fenestration consists of arched single-light fixed wood windows, multi-light wood casements, and multi-light wood fixed windows. Individual units appear to be accessed from the exterior but are not visible.

The building has a hardscaped front yard lined with hedges and mature trees. There is a detached garage south of the building.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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 (Google).

***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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 9000 Phyllis 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, 1926. Install security bars, 1995. New concrete on portion of garage, reroof garage, 1998.

***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:**

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

This property was included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Spanish Colonial Revival Duplex.

9000 Phyllis 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 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 the Duplex property type and Spanish Colonial Revival 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.

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 B95-002-622, B98-000-481, and B98-000-496.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 928 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 928 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: 4339-018-025

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 Mid-Century Modern style built in 1953. The building is U-shaped in plan. Exterior walls are stucco with volcanic rock veneer. Ornamentation consists of geometric metal screens. The building has a low-pitched front-gabled roof with open eaves and projecting beams that continues into two shed roofs along the wings of the U-shaped plan. Fenestration consists of fixed clerestory windows in the gable end, jalousie windows, and fixed aluminum windows. The main entrance consists of a fully glazed metal or wood door with sidelights in a recessed entryway. Individual units appear to be accessed from the exterior surrounding the courtyard.

The central courtyard includes a fountain. There is a vehicular entrance on the ground floor leading to subterranean parking. The front of the building is landscaped with retaining wall planters with shrubs and trees. A set of steps leads to the front entrance.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1958 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 928 N San Vicente Blvd

B1. Historic Name: B2. Common Name:

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, 1958. No digital exterior alteration permits on file. Non-original door, cladding, and signage installed within original entryway between 2014-2016.

***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; 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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

928 N. 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 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 type. As the building is an unremarkable example of Mid-Century Modern architecture, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Postwar Courtyard Apartment 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:**

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:** 6/15/2024

(This space reserved for official comments.)

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 despite minor, reversible alterations at the main entry.

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) 1035 N Sierra Bonita 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 1035 N Sierra Bonita 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: 5530-018-024

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

This is a 2-story Dingbat with Mid-Century Modern influences built in 1956. The building has a rectangular plan. Exterior walls are stucco, scored stucco, and brick. Ornamentation consists of geometric metal panels, vertical metal fins, globe lighting, and script lettering signage reading, "Riviera." The rear of the building has a front-gabled roof clad in composition shingles, and the front of the building has a flat roof with raised parapet. Visible fenestration consists of single-light fixed aluminum windows flanked by jalousie windows. Individual units are accessed from the exterior by flush wood doors behind security doors.

The building has foundation plantings and a concrete side walkway lined with hedges. The ground floor of the front of the building consists of the characteristic soft-story parking and a concrete walkway with a full-width curb cut to facilitate parking.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1035 N Sierra Bonita Ave

B1. Historic Name: Riviera Apartments B2. Common Name: Riviera Apartments

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, 1956. Soft-story retrofit, 2019. Rehabilitation and restoration of sign, c. 2019.

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

***B8. Related Features:**

B9a. Architect: John Day **B9b Builder:** Glassman, Singer, and Ecker

***B10. Significance: Theme** Apartment Houses: Dingbat/Stucco Box **B10 Area:** West Hollywood

Period of Significance: 1945-1962 **Property Type:** Residential **Applicable Criteria:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Dingbat/Stucco Box.

1035 N. Sierra Bonita 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 postwar West Hollywood and as an excellent and rare example of a Dingbat exhibiting quality of design. As this type of building is ubiquitous throughout the region, the property appears unlikely to meet state or national thresholds for significance.

It possesses all character-defining features of the Dingbat/Stucco Box 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 Dingbat/Stucco Box emerged as an economical and efficient multi-family housing type that was well-suited for increasing density through infill construction. The simple buildings were accentuated with signage and ornamentation that resembled glyphs in typesetting called "dingbats." Although popular, they were short-lived, as new parking regulations in the mid-1960s rendered the characteristic tuck-under or soft-story parking inadequate. (See continuation sheet.)

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

***B12. References:**
(See continuation sheet.)

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



***NRHP Status Code** 5S3

***Resource Name or #:**(Assigned by Recorder) 1035 N Sierra Bonita Ave

Recorded By: Amanda Duane **Date:** 6/15/2024 ☑ Continuation ☐ Update

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. The original script signage was lost in the 1970s, but was reproduced in metal and reinstalled c. 2019. The building has also undergone a soft-story retrofit as mandated by City ordinance, but the original slender posts are still apparent.

*B12. References (Continued from Page 2):

Chase, John. Glitter, Stucco, and Dumpster Diving: Reflections on Building Production in the Vernacular City. New York: Verso, 2000.

City of West Hollywood Building Permit B19-1216.

Schwartz, Steven Aaron. "Riviera Apartments, 1035 North Sierra Bonita Ave, West Hollywood." Accessed June 2024. https://www.riviera1035.postrain4.com/.

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) 8720-8732 Shoreham 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 8720-8732 Shoreham 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: 5559-003-018 through 5559-003-032

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

This is a 1- to 3-story Prewar Courtyard Apartment in the Hollywood Regency style built in 1937. The two buildings are roughly rectangular in plan. Exterior walls are stucco and brick. There are exterior brick chimneys. Ornamentation includes latticework with vines, wood window shutters, exaggerated American Colonial Revival details, pediments, Juliet awnings, and wrought iron railings. The buildings have flat and hipped roofs clad in composition shingles with shallow boxed eaves. Fenestration consists of wood multi-light double-hung windows and casements. Individual unit entrances appear to be accessed via the central courtyard. There is soft-story parking at the rear of each building. Landscaping incudes mature trees and shrubs at the front of the property and a communal courtyard with a fountain and brick patios, stairs, and walkways lined with trees and shrubs.

***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
1937 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) 8720-8732 Shoreham Dr

B1. Historic Name: Shoreham Apartments B2. Common Name: The Shoreham

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

***B5. Architectural Style:** Hollywood Regency

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1937. Add decorative columns to existing parapet, 1991 (8732 Shoreham only) Reroof, 2000. Remove and replace waterproofing, 2004. Soft-story retrofit, 2021.

***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: Hollywood Regency **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1937-1961 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Courtyard Apartment.

8720-8732 Shoreham Drive 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 in the Hollywood Regency style.

It possesses most character-defining features of the Prewar Courtyard Apartment property type and Hollywood Regency 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 Permits B91-000-768, B00-001-242, B04-003-946, B21-0288; 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.)

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

***Resource Name or #:**(Assigned by Recorder) 8720-8732 Shoreham Dr

Recorded By: Amanda Duane **Date:** 8/26/2023 ☑ Continuation ☐ Update

B10. Significance (Continued from Page 2): Hollywood Regency architecture combines the clean lines of the modernism movement with stylized Classical detailing. The style was popularized, especially among the Hollywood elite, in part by the work of John Woolf, and was often utilized in remodeling existing homes. Hollywood Regency architecture often features a mansard roof and is characterized by an emphasis on verticality and tall, narrow features, including double-height entrances, thin columns, pediments, pilasters, and ornate wrought iron railings.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8731 Shoreham 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 8731 Shoreham 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: 5559-004-008 through 5559-004-043

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 built in 1951. The three buildings are rectangular or E-shaped in plan. Exterior walls are stucco. Ornamentation includes latticework, wrought iron railings, Juliet awnings, and canvas awnings. The buildings have hipped roofs clad in composition shingles with overhanging boxed eaves. Visible windows consist of single-light steel casements. Individual unit entrances appear to be accessed via exterior walkways and consist of single wood doors. Landscaping includes shrubs and mature trees in planters lining the buildings, walkways, and a central courtyard with a 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 northwest, 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:** 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) 8731 Shoreham 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, 1951. Install skylight, 1991 (8729 Shoreham). Replace 1 window, 2009 (8727 Shoreham Drive No. 2). Reroof, 2022.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

8731 Shoreham 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 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.

It possesses most character-defining features of Postwar Courtyard Apartment 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:**
City of West Hollywood Building Permits, B91-000-779, B09-000-384, B22-0164.

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) 8731 Shoreham Dr

Recorded By: Amanda Duane **Date:** 8/26/2023 ☑ Continuation ☐ Update

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8787 Shoreham 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 8787 Shoreham 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: 5559-006-129

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

This is a 13-story high-rise apartment tower in the Mid-Century Modern style built in 1963. The building has a rectangular plan. Exterior walls are smooth stucco. The building has a flat roof with raised parapet. Windows are metal-framed fixed and sliding, many of which are full-height. The main entrance is a pair of frameless glass doors. Individual units are accessed from interior corridors and have private balconies. The balconies are enclosed with pebbledash panels and geometric panels that form a zig-zag pattern. There are ground-floor vehicular entrances and a service entrance along the south elevation.

The building is surrounded by foundation plantings and stucco planters. There is a rooftop pool on a detached one-story building south of the apartment tower.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1963 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 8787 Shoreham Dr

B1. Historic Name: Shoreham Towers B2. Common Name: Shoreham Towers

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, 1963. Window and sliding glass door replacements, balcony repairs, on individual unit basis, 1989-2024. Reroof, 2006. Expand pool house, remodel pool deck, 2019-2020. Reroof, 2019. New equipment on roof, 2024.

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

***B8. Related Features:**

B9a. Architect: Unknown **B9b Builder:** Victor M. Carter and H.S. Scott

***B10. Significance: Theme** Apartment Towers: High-Rise Apartment Towers; **B10 Area:** West Hollywood

Period of Significance: 1956-1980; **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a High-Rise Apartment Tower.

8787 Shoreham 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 under local criterion A1/A3 for representing residential and cultural patterns that comprised the postwar residential growth of West Hollywood. As the building is an unremarkable example of Mid-Century Modern architecture, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the High-Rise Apartment Tower 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.

In 1956, Los Angeles County residents voted to repeal the 13-story height limit for residential construction, which led to an increase in high-rise construction in the following years. In West Hollywood, this activity was concentrated near Sunset Boulevard and Doheny Road and high-rise office buildings. Constructed and marketed as luxury rentals with an array of amenities, high-rise apartment towers have often been converted to condominiums.

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.

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

***B12. References:**

(See continuation sheet.)

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(This space reserved for official comments.)

Sketch Map with north arrow required.



*B12. References (Continued from Page 2):

City of West Hollywood Building Permits B89-000-099, B92-001-486, B93-001-693, B95-002-601, B95-002-607, B98-000-647, B99-000-500, B01-001-744, B03-003-458, B04-003-858, B04-004-133, B04-004-444, B05-000-398, B06-000-053, B06-000-085, B06-000-116, B06-000-220, B06-000-313, B06-000-637, B07-000-077, B07-000-557, B07-000-712, B09-000-606, B10-000-248, B11-000-180, B11-000-325, B11-000-709, B12-000-219, B12-000-750, B14-000-123, B14-000-192, B14-000-358, B14-0733, B14-0919, B16-0733, B16-0794, B16-0937, B17-1017, B18-0325, B18-0493, B18-0798, B19-0150, B19-0669, B20-0660, B20-0607, B20-0663, B21-0459, B21-0996, B24-0004, B24-0286, and B24-0614; Newspapers.com.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1035 N Sierra Bonita 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 1035 N Sierra Bonita 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: 5530-018-024

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

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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**

***Resource Name or #:** (Assigned by Recorder) 1035 N Sierra Bonita 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: **B9b Builder:**

***B10. Significance: Theme** **B10 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.)

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:** 6/15/2024

(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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 142 N Swall 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 142 N Swall Dr City: West Hollywood Zip 90048

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: 4335-001-005

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

This is a 2-story Fourplex in the French Revival style. The building is rectangular in plan. Exterior walls are stucco. There is an interior stucco chimney. Ornamentation consists of quoin detailing, a turret, string course, carved brackets under a projecting bay window, and a segmental pediment with pilasters around the entrance. The building has mansard roof clad in composition shingles with flush eaves and a conical roof over the turret. Windows consists of multi-light wood casements. Individual units appear to be accessed via interior corridors. The main entrance on the front elevation consists of a single wood-paneled door. Landscaping consists of a front yard area surrounded by hedges and a brick retaining wall. There is a one-story detached garage to the rear of the main 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
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) 142 N Swall Dr

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. 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; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Fourplex.

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 Fourplex property type and French Revival (Chateauesque) style, 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:**

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 141 N Swall 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 141 N Swall Dr City: West Hollywood Zip 90048

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: 4335-002-021

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 A) in the Spanish Colonial Revival style built in 1929. The building is rectangular in plan. Exterior walls are stucco. The building has a shed roof clad in clay tile at the front and a flat roof with clay tile coping at the rear. Windows consist of single-light, double-hung vinyl replacements. The primary entryway is located in the center of the front elevation and consists a single, contemporary wood door. The property has a front yard area with a lawn, small shrubs, and a central 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 southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1929 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) 141 N Swall 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, 1929. Exterior remodel, new windows, new wood railing, new outdoor patio, 2019-2020.

***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 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 Pre-War Apartment House 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, modifications to the porch, and balconette railing.

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

***B12. References:**
City of West Hollywood Building Permits B19-0364, B19-0590, B19-0683, B20-0218, B20-1136.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 517 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 517 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: 5528-004-047

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 Spanish Colonial Revival style built in 1926. The building is roughly rectangular in plan. Exterior walls are stucco. Ornamentation consists of stucco detailing around the multi-light picture window, archways over the driveway and walkway, and a canvas awning. The building has a cross-gabled roof clad in clay tile with flush eaves. Fenestration consists of multi-light and single-light wood casement windows. The primary entrance is recessed under a shed roof extension. The door is a single, multi-light wood door. There is a one-story detached garage to the rear of the main building. Landscaping includes a front lawn, foundation plantings, and concrete walkways. A side driveway runs along the north 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 west, 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):

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) 517 N Sweetzer 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, 1926. Reroof, 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; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1922-1949 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of the Spanish Colonial Revival style.

517 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 Residential Architectural Styles under local criterion A1 as a fully realized example of the Spanish Colonial Revival style applied to a single-family residence. 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 Spanish Colonial 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.

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 B99-000-180.

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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 921-925 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 921-925 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: 5529-008-002, 5529-008-003

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 built in 1951. The two buildings are U-shaped in plan. Exterior walls are stucco with wood siding. The buildings have low-pitched hipped roofs with shallow boxed eaves. Windows consist of multi-light steel windows with operable casement sashes. Individual unit entrances appear to be accessed via exterior walkways and consist of single wood doors. There are two, 1- and 2-story detached garage buildings to the rear of the property. There is a central communal courtyard with lawn, 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, 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:** 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) 921-925 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, 1951. 921 Sweetzer Ave: Reroof, 2013. 925 Sweetzer Ave: Reroof, 2009. Fire damage repair, replace 2 windows, 2019.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Courtyard Apartment.

921-925 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 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.

It possesses most character-defining features of the Postwar Courtyard Apartment 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:**

B09-000-003, B13-000-174, B19-1015.

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): 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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1002 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 1002 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: 5529-012-006

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 in the Spanish Colonial Revival style built in 1925. The building is U-shaped in plan. Exterior walls are stucco. Ornamentation consists of a tile niche on the primary elevation. The building has a flat roof with stepped parapet and clay tile coping. Fenestration consists of tripartite wood window groupings with a fixed central window flanked by multi-light casements. Individual unit entrances are accessed via exterior walkways and consist of multi-light wood doors with shallow concrete stoops and shed roof overhangs. There is a one-story detached multi-car garage at the rear of property. The building has a central communal courtyard with shrubs, mature trees, walkways, and a fountain.

***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
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

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

***Resource Name or #:** (Assigned by Recorder) 1002 N Sweetzer 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, 1925. Repair and cover roof with modified bitumen, 2010.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Courtyard Apartments; Period Revival: Spanish Colonial Revival **B10 Area:** West Hollywood

Period of Significance: 1910-1969; 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of courtyard housing.

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 the Spanish Colonial Revival style. It possesses some features of a Prewar Courtyard Apartment and Bungalow Court, but is not a fully realized example of either 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 Permit B10-000-693.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1014 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 1014 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: 5529-012-005

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

This is a multi-family residence in the Spanish Colonial Revival style built in 1927. It is a bungalow court consisting of two, 1-story, two-unit and a 2-story, four-unit building arranged in a U-shape. Exterior walls are stucco. The buildings are rectangular in plan and each has a flat roof with a parapet and clay tile coping. Windows are multi-light wood fixed and casement. Individual unit entrances are partially glazed wood doors with gabled clay tile overhangs and concrete stoops. There is a one-story detached garage building at the rear of the property. The buildings have a communal landscaped area with shrubs, mature trees 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 southeast. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1927 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) 1014 N Sweetzer 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, 1927. Demolish and reconstruct detached garage, 1991. Reroof, 1997. Remove stair and fill in door openings on rear, 1998. Replace 3 windows, 2005. Remove and replace stucco on southeast exterior only, 2007. Reroof, 2019-2020.

***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:** 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 surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

1014 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 buildings themselves are an unremarkable example of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Bungalow Court property type, and some character-defining features of the 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.

The bungalow court is a multi-family property type consisting of free-standing units thoughtfully arranged around a common landscaped open space. It emerged in Southern California in the early twentieth century and was popular prior to World War II. For developers, they allowed for greater density on a lot while being less expensive to construct than an apartment house; for residents, they made a detached home more affordable while creating a sense of community. (See continuation sheet.)

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

***B12. References:**

(See continuation sheet.)

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 has undergone minor alterations but retains sufficient integrity to convey its local significance.

In 2003, 1014 N. Sweetzer Avenue was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

*B12. References (Continued from Page 2):

City of West Hollywood Building Permits B91-000-559, B91-000-560, B97-003-807, B98-000-149, B98-000-150, B05-000-846, B07-000-504, B19-0359, B20-0342, B20-1068; City of West Hollywood Resolution No. 03-2918.

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) 1020 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 1020 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: 5529-012-004

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

This is a multi-family residence built in 1927. It is a bungalow court consisting of two, 1-story, three-unit bungalows and a 2-story, four-unit bungalow arranged in a U-shape. Exterior walls are textured stucco. Ornamentation consists of wing walls. The bungalows are rectangular in plan and each has a flat roof with a raised parapet and clay tile coping. Windows consist of multi-light double-hung wood windows. Entrances are obscured by metal screen doors. The entrances are sheltered by shallow pent overhangs clad in clay tile and accessed by a shallow set of concrete steps.

The bungalows are arranged around a central concrete walkway lined with foundation plantings and shrubs. There does not appear to be any vehicular accommodation on the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1927 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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1020 N Sweetzer 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, 1927. 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** 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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Bungalow Court.

1020 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 buildings themselves are an unremarkable example of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Bungalow Court property type, and some character-defining features of the 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.

The bungalow court is a multi-family property type consisting of free-standing units thoughtfully arranged around a common landscaped open space. It emerged in Southern California in the early twentieth century and was popular prior to World War II. For developers, they allowed for greater density on a lot while being less expensive to construct than an apartment house; for residents, they made a detached home more affordable while creating a sense of community. (See continuation sheet.)

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

***B12. References:**
City of West Hollywood Resolution No. 03-2918.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 has undergone minor alterations but retains sufficient integrity to convey its local significance.

In 2003, 1020 N. Sweetzer Avenue was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

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) 1040 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 1040 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: 5529-012-001

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

This is a multi-family residence built in 1926. It is a bungalow court consisting of three, 1-story, four-unit bungalows arranged in a U-shape. Exterior walls are textured stucco. Ornamentation consists of decorative attic vents, wing walls, and wrought iron balconettes. The bungalows are rectangular in plan and each has a flat roof with a raised parapet and clay tile coping. Visible windows consist of multi-light paired casements. Entrances are fully glazed multi-light wood doors. The entrances are sheltered by shallow pent overhangs clad in clay tile and accessed by a shallow set of concrete steps.

The bungalows are arranged around a central concrete walkway lined with foundation plantings and shrubs. There is a one-story detached garage with individual bays and metal tilt-up doors along the north edge of the property.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5S3

***Resource Name or #:** (Assigned by Recorder) 1040 N Sweetzer 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, 1926. Bolt down, 1996. Repair garage fire damage, 2006. Reroof garage, 2007. Foundation bolting and cripple wall bracing, 2017. Reroof, 2023.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Bungalow Court.

1040 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 buildings themselves are an unremarkable example of the Spanish Colonial Revival style, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of Bungalow Court property type, and some character-defining features of the 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.

The bungalow court is a multi-family property type consisting of free-standing units thoughtfully arranged around a common landscaped open space. It emerged in Southern California in the early twentieth century and was popular prior to World War II. For developers, they allowed for greater density on a lot while being less expensive to construct than an apartment house; for residents, they made a detached home more affordable while creating a sense of community. (See continuation sheet.)

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

***B12. References:**

City of West Hollywood Building Permits B96-003-242, B96-003-243, B96-003-244, B06-000-626, B07-000-096, B17-0777, B17-0778, B17-0779, and B23-0155. City of West Hollywood Resolution No. 03-2918.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 has undergone minor alterations but retains sufficient integrity to convey its local significance.

In 2003, 1040 N. Sweetzer Avenue was nominated for designation as part of a proposed Bungalow Court Thematic Grouping. West Hollywood City Council denied designation of the grouping and the resolution stipulated that a new nomination could not be filed for the subject property until after June 23, 2008.

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) 1233 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 1233 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: 5554-022-020

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 1928. Based on what is visible, the building is U-shaped in plan. Exterior walls are stucco. The building has a hipped roof clad in clay tile. Ornamentation includes wrought iron balconettes. Windows consist of multi-light wood casements. Landscaping includes a front yard area with lawn surrounded by a retaining wall as well as mature trees and dense vegetation surrounding an interior courtyard. There are entrances to subterranean parking on either side of the 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 southwest, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1928 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) 1233 N Sweetzer Ave

B1. Historic Name: Coral Gables B2. Common Name:

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

***B5. Architectural Style:** Spanish Colonial Revival or Mediterranean Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1928. 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** Courtyard Apartments: Prewar Courtyard Apartments; Period Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1919-1965 **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 nominated for local listing as a contributor of the Courtyard Thematic District in 1991. The property owner of 1233 N. Sweetzer Avenue was one of several property owners that presented an appeal to City Council about the designation. Council chose to defer action regarding the property's significance indefinitely on May 18, 1992.

This property is not fully visible from the public right-of-way due to heavy vegetation 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 City Council hearing minutes,
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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1236 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 1236 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: 5554-020-023

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 Mid-Century Modern style built in 1956. The building is O-shaped in plan. Exterior walls are stucco, scored stucco, and volcanic rock veneer. The building has a low-pitched hipped roof with shallow boxed eaves. Fenestration consists of tripartite groupings with fixed metal windows flanked by single-light casements. The main entrance consists of a metal gate within a recessed entryway. Individual units are accessed from the exterior surrounding the courtyard. Entrances consist of flush wood doors with metal screens.

The central courtyard includes a hardscaped patio and planters. There is a vehicular entrance on the ground floor leading to subterranean parking. The front of the building is landscaped with terraced planters with tropical plants, trees, and shrubs surrounded by volcanic rock retaining walls. A set of concrete steps with volcanic rock risers leads to the front entrance.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 1236 N Sweetzer Ave

B1. Historic Name: B2. Common Name: Sweetzer Palms

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, 1956. Reroof, 1996. Resurface deck, 2005. New A/C unit, 2016.

***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; 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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

1236 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 Postwar Courtyard Apartment type. As the building is an unremarkable example of Mid-Century Modern architecture, the property appears unlikely to meet state or national thresholds for significance.

It possesses most character-defining features of the Postwar Courtyard Apartment 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:**

City of West Hollywood Building Permits B96-003-116, B05-000-374, and B16-0091.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1258 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 1258 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: 5554-020-026

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 in the Mid-Century Modern style built in 1955. The building is O-shaped in plan. Exterior walls are stucco and cut stone veneer. The building has a low-pitched front-gabled and hipped roof with shallow eaves. Fenestration consists of jalousie windows and tripartite groupings with fixed metal windows flanked by single-light casements or jalousie windows. There are fixed louver awnings over the windows on the front elevation. The main entrance consists of a decorative metal gate within a recessed entryway. Individual units are accessed from the exterior surrounding the courtyard. Entrances consist of flush wood doors with metal screens.

The central courtyard includes a hardscaped patio and swimming pool. There is a vehicular entrance on the ground floor leading to subterranean parking. The front of the building is landscaped with elevated planters with tropical plants, trees, and shrubs surrounded by cut stone retaining walls. A set of concrete steps with cut stone risers leads to the front entrance.

***P3b. Resource Attributes:** (List Attributes and codes) HP03. 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
1955 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:** 6/15/2024

***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) 1258 N Sweetzer Ave

B1. Historic Name: Sweetzer Gardens B2. Common Name: Sweetzer Gardens

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, 1955. Reroof, 2003. New fence and replaster pool, 2016.

***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; Modernism and Mid-Century Modernism: Mid-Century Modern **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1949-1967 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

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 and Mid-Century Modern architectural style, but lacks architectural distinction 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 B03-003-114, B16-0490, and B16-1059.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1282 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 1282 N Sweetzer Ave City: West Hollywood Zip 90048

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: 5554-020-034

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

This is a 2-story Fourplex in the Mediterranean Revival style built in 1923. The building is rectangular in plan. Exterior walls are textured stucco. Ornamentation consists of an elaborate door surround, a bracketed cornice, oriel windows, wrought iron balconettes, and decorative mullions between ground-floor windows. The building has a hipped roof clad in clay tile at the front and a flat roof with parapet and clay tile coping to the rear. Windows consist of single- and multi-light wood casements in rectangular and arched openings, and hung vinyl replacements. Individual unit entrances are within a recessed arched entryway and consist of single wood-paneled doors. Landscaping includes a front yard area with a lawn, mature trees, shrubs, and a central concrete walkway. The rear of the property is paved for surface parking.

***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
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** 6Z

***Resource Name or #:** (Assigned by Recorder) 1282 N Sweetzer Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Mediterranean Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1923. Reroof, 2011. Cladding altered and non-original windows installed on secondary elevations.

***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: Mediterranean Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1923-1939 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Fourplex.

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 Fourplex property type and Mediterranean 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, 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:**
City of West Hollywood Building Permit B11-000-207.

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 7N

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1305 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 1305 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: 5554-023-006

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 Tudor Revival style built in 1923. Based on what is visible, the building is irregular in plan. Exterior walls are brick and wood panel. There is an exterior brick chimney. The building has a cross-gabled roof clad in slate (or imitation slate) tile with flush eaves. Visible windows consist of single- and multi-light wood casements. There is a one story, attached garage north of the main residence. Landscaping includes front and side yards with lawn, shrubs, and mature trees and a patio with swimming pool. Tall hedges surround the property and there is a metal gate over the driveway that runs along the north edge of the lot.

***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
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

 ***NRHP Status Code** 7N

***Resource Name or #:** (Assigned by Recorder) 1305 N Sweetzer Ave

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Tudor Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1923. Chimney repair, 1994. Reroof, 2003. Install swimming pool, 2004. Seismic retrofit, 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; Period Revival: Tudor Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1924-1942 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a single-family residence in the Tudor Revival style.

This property is not fully visible from the public right-of-way due to siting, vegetation, and a tall perimeter fence, 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 B94-002-243, B03-002-986, B04-004-049, B12-000-121.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 1333 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 1333 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: 5554-023-020

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

This is a 3-story Postwar Apartment House (Type A) with Mid-Century Modern influences built in 1962. The building is H-shaped in plan. Exterior walls are stucco. Ornamentation consists of decorative concrete block screens. The building has a flat roof with parapet. Windows consist of aluminum sliders. Windows and balconies on the front elevation are arranged within bezeled window surrounds that extend past the roofline to decorative effect. Individual units are accessed by interior corridors. The main entry to the building is centered on the front elevation and consists of two fully glazed metal doors. The doors are sheltered beneath a flat canopy with signage reading "BRANDON PLAZA." The front of the property has drought-tolerant landscaping and brick planters. There are two entrances to parking garages on the front elevation.

***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
1962 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) 1333 N Sweetzer Ave

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

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, 1962. 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: Postwar Apartment Houses **B10 Area:** West Hollywood

Period of Significance: 1963-1980 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of Postwar Apartment House (Type A).

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 it possesses character-defining features of Postwar Apartment House (Type A), it is an unremarkable example of the Mid-Century Modern style and does not appear to have an important association with multi-family 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 5B

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 **Resource Name or #** (Assigned by Recorder) 1127 N Vista 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 1127 N Vista St 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: 5531-002-019

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 Egyptian Revival style built in 1924. The building is irregular in plan. Exterior walls are stucco. The building has a flat roof with parapet. Fenestration consists of paired single-light wood casements. The primary entryway consists of a single door with a metal screen recessed in an entryway with battened sides and a cavetto cornice. The building has a front yard area with lawn, shrubs, trees, and a walkway. There is a 1-story duplex building to the rear. A dual ribbon 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 west, September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1924 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** 5B

***Resource Name or #:** (Assigned by Recorder) 1127 N Vista St

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Dwelling

B4. Present Use: Multiple Dwelling

***B5. Architectural Style:** Egyptian Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1924. Reroof, 2005. Security door 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: Duplexes and Fourplexes; Exotic Revival: Egyptian Revival **B10 Area:** West Hollywood

Period of Significance: 1920-1945; 1920-1945 **Property Type:** Residential **Applicable Criteria:** Local: A1/B

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

This property was surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment as an example of the Egyptian Revival style. The Egyptian Revival style is rare enough in West Hollywood that a theme was not developed for the context statement update; therefore, it was assessed using the Los Angeles Citywide Historic Context Statement.

1127 N. Vista Street appears eligible for designation as a West Hollywood Historic Resource as an individual property and as a contributor to the Vista Street Residential Historic District (5B) through survey evaluation. (See District Record.) While distinguishing architectural features were removed around 2021, including a winged orb motif above the primary entrance, residential examples of the Egyptian Revival style are very rare throughout the region. It is significant under local criteria A1 and B as a rare remaining example of the Egyptian Revival style applied to a residential building. As a modest example, the property may not meet state or national thresholds for integrity.

It possesses most character-defining features of the Duplex/Fourplex property type, as outlined in the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts. Character-defining features include the characteristic battened entryway with cavetto cornice, stucco exterior, small window openings, and flat roof.

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)

***B12. References:**
(See continuation sheet.)

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): 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.

In the Los Angeles region, Egyptian Revival was a rare and short-lived architectural trend in the Los Angeles region that became even more popular after the discovery of King Tutankhamen's tomb in 1922. The style shared many similarities with the architecture of the Art Deco movement, including the use of vibrant colors, abstracted nature motifs, and stepped forms. Although fanciful, the style was somewhat impractical, which contributed to its decline in popularity.

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. It also retains sufficient integrity to contribute to the historic character of the Vista Street Residential Historic District.

*B12. References (Continued from Page 2):

City of West Hollywood Building Permit B05-000-876.

Grimes, Teresa and Amanda Yoder. "Exotic Revival, 1900-1980." Los Angeles Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources, 2015.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 **Resource Name or #** (Assigned by Recorder) 1141 N Vista 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 1141 N Vista St 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: 5531-002-016

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 American Colonial Revival influences built in 1923. The building is rectangular in plan. Exterior walls are wood siding. The building has a cross-gabled roof clad in composition shingles with boxed eaves and eave returns. Windows consists of paired, multi-light wood casements and one-over-one wood double-hung windows. Individual unit entrances are centered under projecting porches and consist of single wood doors flanked by sidelights. The porches are supported by round wood columns. There are two, 1-story detached garages at the rear of the main building. The property has a front yard area with shrubs and mature trees. There is a brick paver driveway running 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 west, 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):

BUILDING, STRUCTURE AND OBJECT RECORD

***NRHP Status Code** 5B

***Resource Name or #:** (Assigned by Recorder) 1141 N Vista St

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, 1923. Reroof duplex and 2 garages, 2017.

***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: 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Duplex.

1141 N. Vista Street appears eligible for designation as a West Hollywood Historic Resource as an individual property and as a contributor to the Vista Street Residential Historic District (5B) through survey evaluation. (See District Record.) 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 Duplex 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. (See continuation sheet.)

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

***B12. References:**
City of West Hollywood Building Permits B17-0676, B17-0677, B17-0678.

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): 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.

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 retains all necessary aspects of integrity from the period of significance. It also retains sufficient integrity to contribute to the historic character of the Vista Street Residential Historic District.

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) 1153 N Vista 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 1153 N Vista St 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: 5531-002-014

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 A) in the Spanish Colonial Revival style built in 1930. The building is rectangular in plan. Exterior walls are stucco. Ornamentation includes punched screens and wrought iron window grilles. The building has a shed roof clad in clay tile at the front and a flat roof with a parapet and clay tile coping to the rear. Fenestration consists of paired multi-light wood casements. Individual unit entrances appear to be accessed via interior corridors. The main entrance is centered on the front elevation and consists of a wood-paneled door within a recessed entryway. On the second floor, a French door opens onto a balconette with wood railing, carved brackets, and supports. There is a 1-story detached garage to the rear of the property. Landscaping includes a front yard area with lawn, shrubs, and concrete 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 west. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1930 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) 1153 N Vista St

B1. Historic Name: Mar Dor Apartments B2. Common Name: Mar Dor Apartments

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, 1930. Replace rear stair, 2002. Foundation retrofit, 2021.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House (Type A).

1153 N. Vista Street appears eligible for designation as a West Hollywood Historic Resource as an individual property and as a contributor to the Vista Street Residential Historic District (5B) through survey evaluation. (See District Record.) 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 A) 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 Permits B02-002-515, B21-0517.

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) 1153 N Vista St

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. It also retains sufficient integrity to contribute to the historic character of the Vista Street Residential Historic District.

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) 649 N West Knoll 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 649 N West Knoll 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: 4337-004-085

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 1923. The building has a rectangular plan. Exterior walls are wood clapboard. The building has a cross-gabled roof clad in composition shingles with shallow open eaves and exposed rafter tails. Visible fenestration consists of wood casement windows with geometric muntins and one-over-one double-hung wood windows. The main entryway is sheltered under a projecting porch. The porch is supported by turned wood posts. The entry is fully glazed wood door with geometric muntins.

The building has a front yard with a side concrete walkway, grass, foundation plantings, shrubs and trees. The front of the property is enclosed by a wood picket fence. A side driveway runs along the north edge 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 southwest (Google).

***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:** 6/15/2024

***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) 649 N West Knoll 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, 1923. Reroof, 1989. New garage, 2004. Rear addition, reroof, 2007.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

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 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 Permit B89-000-241, B04-004-234, B07-000-465, and B07-000-563.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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 5S3

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 814 N West Knoll 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 814 N West Knoll 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: 4337-002-060

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

This is a 2-story Duplex in the Spanish Colonial Revival style built in 1930. The building is roughly rectangular in plan. Exterior walls are stucco and wood siding. There is an exterior brick chimney. Ornamentation includes oriel windows, carved wood brackets, wrought iron railing, and glazed ceramic tile. The building has a sloped roof that appears to be clad in composition shingle at the front and a flat roof with a parapet and clay tile coping to the rear. Windows consist of multi-light wood casements. Unit entrances are not visible from the public right-of-way. Landscaping includes a front yard area with hedges and mature trees. A side driveway runs along the north edge of the property. There are two additional residential buildings to the rear 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
1930 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) 814 N West Knoll 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, 1930. Reroof, 1993.

***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:** 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 surveyed as part of the 2022-2023 multi-family survey update and identified for evaluation through public comment.

814 N. West Knoll 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 the Duplex property type and Spanish Colonial Revival 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.

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 B93-001-803.

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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 868 N West Knoll 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 868 N West Knoll 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: 4337-002-049

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 Mid-Century Modern style built in 1961. The building is O-shaped in plan. Exterior walls are stucco. Ornamentation includes vertical fins over front elevation windows. The building has a flat roof with parapet. There is a folding plate roof above the main entrance, which consists of a pair of fully glazed metal doors flanked by sidelights. Landscaping includes brick and concrete planters with shrubs and mature trees. There is an entrance to subterranean parking at the north end of the front elevation.

***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
1961 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) 868 N West Knoll Dr

B1. Historic Name: B2. Common Name:

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, 1961. Reroof, 2001. Reroof, 2012.

***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; Modernism and Mid-Century Modernism: Mid-Century Modern **B10 Area:** West Hollywood

Period of Significance: 1945-1969; 1949-1967 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Postwar Courtyard Apartment.

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 Postwar Courtyard Apartment and the Mid-Century Modern style and does not appear to have an important association with postwar multi-family residential development; 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 Permit B01-001-946, B12-000-196.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 883 N West Knoll 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 883 N West Knoll 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: 4337-005-048

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 1931. The building is irregular in plan. Exterior walls are stucco. Ornamentation includes wrought iron railings and grilles, carved wood brackets, and glazed ceramic tile accents. The building has a flat and hipped roof clad in clay tile with open eaves and exposed rafter tails. Windows consist of multi-light wood casements arranged individually and in pairs. Individual unit entrances consist of single wood doors. Some of the entrances are sheltered under porches with shed roofs clad in clay tile, stuccoed columns, and wrought iron railings. There is a one story, detached garage at the rear of the building. Landscaping includes areas of lawn, foundation plantings, shrubs, mature trees, and winding concrete 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
1931 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) 883 N West Knoll 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, 1931. Remove and replace stair, 2013.

***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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Prewar Apartment House (Type B).

1153 N. Vista Street 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 B13-000-310.

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) 883 N West Knoll 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 6Z

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 8553 N West Knoll 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 8553 N West Knoll 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: 4339-004-013

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

This is a 1-story single-family residence in the Tudor Revival style built in 1927. The building is O-shaped in plan. Exterior walls are stucco. There is an interior brick chimney. Ornamentation consists of a Tudor-arched porte-cochere, decorative half timbering, and carved wooden brackets. The building has a hipped roof clad in wood shake with flush eaves. Windows consist of single- and multi-light wood casement windows. The primary entrance is located within a recessed entryway and consists of a single wood door. Landscaping includes a lawn and foundation plantings. There is a set of steps and a side driveway that 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 north. September 2022.

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1927 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) 8553 N West Knoll Dr

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Tudor Revival

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1927. 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; Period Revival: Tudor Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1924-1942 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of the Tudor Revival style.

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 the Tudor Revival style, 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

A Historical Resource Evaluation was prepared in 2018 in anticipation of a proposed redevelopment project. The assessment concluded that the property was a typical example of the Tudor Revival style and did not appear eligible for listing in the local, state, or national levels. GPA concurs with this finding.

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

***B12. References:**

Kaplan Chen Kaplan, "8553 West Knoll Drive, West Hollywood, California: Historic Resource Evaluation," May 20, 2018.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 816 Westbourne 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 816 Westbourne 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: 4337-007-056

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

This is a 2-story Stucco Box built in 1955. It is identical to 820 Westbourne Drive. The building is rectangular in plan. Exterior walls are stucco. The building has a flat roof with overhanging boxed eaves. Fenestration consists of fixed single-light steel windows flanked by casements with transoms and single-light vinyl or steel casement windows. Individual unit entrances are accessed via exterior walkways and consist of single doors obscured behind metal screens. Second-floor walkways have wrought iron railings. At the center of the primary elevation there is a concrete stair leading to the second story. Landscaping includes a front yard area with drought-tolerant plants and trees and a central concrete walkway. A concrete driveway runs along the south edge of the property and is shared with 820 Westbourne Drive.

***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
1955 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) 816 Westbourne 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, 1955. Reroof with fiberglass shingles, 1998. Repair deck and replace railing, 2015.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Apartment Houses: Stucco Boxes/Dingbats **B10 Area:** West Hollywood

Period of Significance: 1945-1962 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Stucco Box.

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 Stucco Box that does not embody any particular style of architecture and does not appear to have an important association with multi-family residential development; 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 B98-000-387, B15-1005.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 820 Westbourne 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 820 Westbourne 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: 4337-007-055

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

This is a 2-story Stucco Box built in 1955. It is identical to 816 Westbourne Drive. The building is rectangular in plan. Exterior walls are stucco. The building has a flat roof with overhanging boxed eaves. Fenestration consists of fixed single-light steel windows flanked by casements with transoms and single-light vinyl or steel casement windows. Individual unit entrances are accessed via exterior walkways and consist of single doors obscured behind metal screens. Second-floor walkways have wrought iron railings. At the center of the primary elevation there is a concrete stair leading to the second story. Landscaping includes a front yard area with drought-tolerant plants and trees and a central concrete walkway. A concrete driveway runs along the south edge of the property and is shared with 816 Westbourne Drive.

***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
1955 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) 820 Westbourne 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, 1955. Reroof with fiberglass shingles, 1998. Repair deck and replace railing, 2015.

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

***B8. Related Features:**

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

***B10. Significance: Theme** Apartment Houses: Stucco Boxes/Dingbats **B10 Area:** West Hollywood

Period of Significance: 1945-1962 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Stucco Box. 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 Stucco Box that does not embody any particular style of architecture and does not appear to have an important association with multi-family 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 B98-000-386, B15-1006.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 642 Westmount 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 642 Westmount 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: 4337-004-063

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 altered with Hollywood Regency-inspired features built in 1925. The building is rectangular in plan. Exterior walls are stucco and vertical wood siding. Ornamentation consists of a dentilled cornice and exaggerated light fixtures flanking the main entrance. The building has a flat and mansard roof clad in wood shake with flush eaves. Windows consists of a tripartite multi-light wood window with wood paneling. The main entrance is located in the center of the front elevation and consists of a tall, narrow pair of wood-paneled doors. The door is accessed by a concrete stoop. The property has a front yard area with hedges and a brick paver walkway. A side driveway runs along the north 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
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

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

***Resource Name or #:** (Assigned by Recorder) 642 Westmount Dr

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Hollywood Regency influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1925. Reroof, foundation bolting, and cripple walls, 1998. Reroof, 2009. Remodeled with Hollywood Regency detailing 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; Period Revival: Hollywood Regency **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1937-1961 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of the Hollywood Regency style.

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. While it possesses some character-defining features of the Hollywood Regency architectural style, research indicates that these features are the result of later alterations to a 1925 residence rather than a fully realized, cohesive design. While many examples of Hollywood Regency were the result of later remodeling, the property only possesses very basic features of the style. Therefore, it does not embody any particular architectural style and lacks the aspects of integrity essential to conveying any potential significance from its earlier date of construction.

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 remodel of the building with Hollywood Regency features.

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

***B12. References:**
City of West Hollywood Building Permits B98-000-310, B98-000-652, B09-000-558.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 805 Westmount 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 805 Westmount 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: 4337-007-035

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 1923. The building is irregular in plan. Exterior walls are wood clapboard. The building has a side-gabled roof clad in composition shingles with eave returns. Visible fenestration consists of non-original jalousie windows within original openings. The main entryway is centered under a projecting porch supported by turned wood posts. The entry is a single wood-paneled door and is accessed by a set of shallow concrete steps.

The building has a front yard with a central concrete walkway, grass, and trees. The front of the property is surrounded by a brick and metal fence with a hedge. A side driveway runs along the south edge 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 west (Google).

***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:** 6/15/2024

***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) 805 Westmount 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, 1923. Reroof, 2011. Foundation bolting and cripple wall bracing, 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:** 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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

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 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 B11-000-831 and B15-0549.

B13. Remarks:

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

***Date of Evaluation:** 6/15/2024

(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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 840 Westmount 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 840 Westmount 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: 4337-005-057

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

This property consists of two cottages on one parcel. The front cottage is a 1-story single-family residence with Storybook influences built in 1937. The building is square in plan. Exterior walls are stucco. Ornamentation consists of a bay window surrounded by vertical wood siding with scalloped edges, wood window shutters. The building has a high-pitched hipped roof with shallow open eaves and exposed rafter tails. Windows consist of diamond-light and multi-light wood casements. The main entryway is sheltered within a shallow recessed porch and consists of a partially glazed wood cross-braced door with diamond-lights. The entry porch is supported by narrow wood posts and enclosed with a simple wood railing. The property has a front yard with a lawn, mature trees, and concrete walkways leading to both cottages.

The rear cottage is not visible from the public right-of-way but appears to be similar in design based on satellite imagery.

***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
1937 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) 840 Westmount Dr

B1. Historic Name: B2. Common Name:

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

***B5. Architectural Style:** Period Revival influences

***B6. Construction History: (Construction date, alterations, and date of alterations)**
Constructed, 1937. Reroof, 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; Period Revival **B10 Area:** West Hollywood

Period of Significance: 1895-1925; 1922-1965 **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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of multi-family residential development.

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 not a fully realized example of any multi-family property type or residential architectural style from the Historic Context Statement of Residential Properties in the R2, R3, & R4 Multi-Family Zoning Districts; 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 Permit, B03-003-587.

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

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1 ***Resource Name or #** (Assigned by Recorder) 748 Willey Ln

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 748 Willey Ln 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: 4340-015-002

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 1922. 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 exposed rafter tails. Visible fenestration consists of multi-light wood casements. The main entryway is centered under a projecting porch supported by turned wood posts and enclosed by a non-original metal railing. The entry is a single wood-paneled door and is accessed by a set of brick steps.

The building has a front yard surrounded by a brick and wood picket fence with hedges. There is a two-story detached building with a garage and dwelling unit to the rear 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
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:** 6/15/2024

***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** 5S3

***Resource Name or #:** (Assigned by Recorder) 748 Willey Ln

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, 1922. Reroof, 1995. Reroof, 2023. Foundation bolting and cripple wall, 2024. New deck in front yard, 2024.

***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 included in 2022-2023 reconnaissance survey update and appeared to warrant further study as a potentially significant example of a Craftsman single-family residence.

748 Willey Lane 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) HP03

***B12. References:**
City of West Hollywood Building Permits B95-002-715, B23-0622, B23-0622, B24-0120, and B24-0357.

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:** 6/15/2024

(This space reserved for official comments.)

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.