

Districts

Name: Barrington Multi-Family Residential Historic District



Description:

The Barrington Multi-Family Residential Historic District is composed of 28 two-story multi-family residences located along a single block of Barrington Avenue, between Navy and Indianapolis streets, in Mar Vista. All of the apartment houses were constructed in 1953 and are designed in the Mid-Century Modern and Minimal Traditional styles. Of the 28 buildings, 25 are contributors to the district; 3 are non-contributors.

The district is composed of two basic apartment building types, each type responding to its lot. On the east side of Barrington, 12-unit buildings occupy rectangular lots measuring approximately 68 feet by 195 feet. Adjacent E-shaped buildings face each other to create generous, landscaped courtyards. On the west side of the street, square lots measuring approximately 100 feet by 106 feet each accommodate two six-unit buildings. Here, paired L-shaped buildings form more modest courtyard spaces. In both types, the buildings occupy the full depth of their lots.

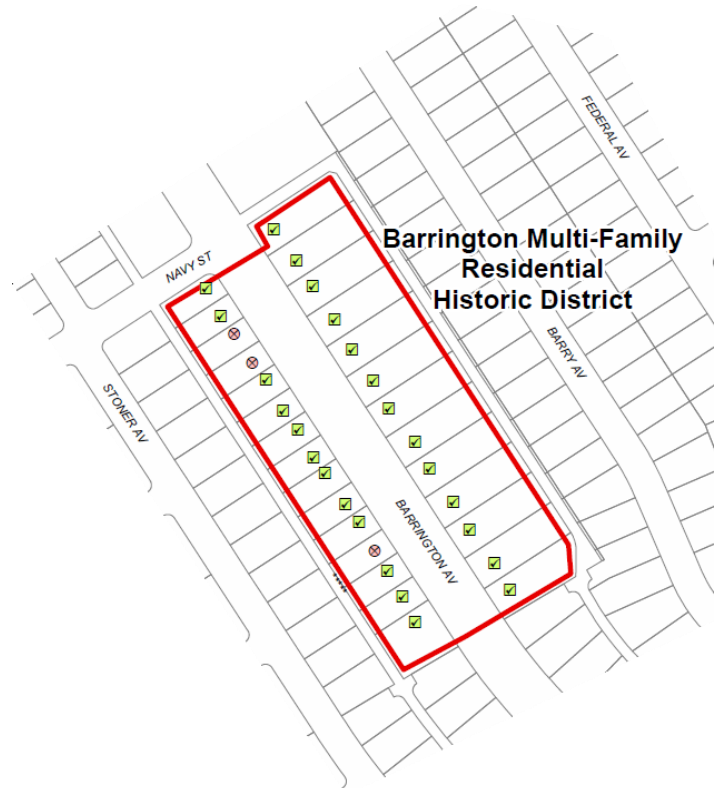
The buildings are designed in the Minimal Traditional and Mid-Century Modern styles. Common features include rectangular building forms; low-pitched hip roofs; smooth stucco exteriors with wood or brick accents; and flush-mounted metal-frame windows. The Mid-Century Modern examples exhibit floor-to-ceiling and corner windows; flat canopies over entrances; and applied wood decoration. Minimal Traditional examples feature more Colonial-style details, including fixed wooden shutters; oriel windows; hipped canopies over entryways; wall dormers; and decorative wood surrounds around window and door openings.

The district also displays a well-maintained and comprehensive landscape, from the wide grassy parkways along the street, to deep front yards and planter boxes, to the private interior courtyards. The landscape continues uninterrupted by walls, fences, or driveways from building to building, giving the district an unusually cohesive appearance. Detached garages at the rear are accessed via alleyways.

Significance:

The Barrington Multi-Family Residential Historic District is significant as a highly intact and cohesive collection of 1950s multi-family residential development in Mar Vista. Nearly 89 percent of the properties are contributing resources to the district.

This district occupies tracts 14317, 15222, and 19250, which were subdivided in 1947, 1948, and 1954, respectively. Tract 14317 was originally subdivided as part of Westdale Village, a large single-family residential development by Paul W. Trousdale which now surrounds the district to the west, south, and east. However, before the land was developed it was purchased by Paul Howard, who also owned Tract 15222. Howard was a highly-regarded horticulturalist and nurseryman who was collaborating with Trousdale on the landscape plan for Westdale Village. Howard had recently relocated his nursery, "California Flowerland," just up the street at the intersection of Barrington and National. In 1949, he subdivided his tracts for residential development and re-named the area the "Flowerland Park Subdivision." However, the site changed ownership once again in 1953 when it was acquired by the Junior Realty Company, who ultimately re-subdivided the parcels and developed the existing apartment buildings along Barrington. Despite the changes in ownership, the influence of Trousdale and Howard remains evident in the district's overall plan and landscape design. Ultimately, Howard's nursery would provide all of the trees and flowering plants for both Westdale Village and the Barrington apartments.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Multi-Family Residential District, 1910-1980
Property type:	Residential-Multi Family
Property sub type:	Multi-Family District
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and cohesive collection of 1950s multi-family residential development in Mar Vista.

Contributors/Non-Contributors:



Address: 3130 S BARRINGTON AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Address: 3131 S BARRINGTON AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Address: 3137 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3138 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3143 S BARRINGTON AVE
Type: Non-Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3144 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional



Address: 3149 S BARRINGTON AVE
Type: Non-Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3152 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional



Address: 3155 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional



Address: 3159 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional



Address: 3160 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3165 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3166 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3171 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3172 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3175 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3178 S BARRINGTON AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Address: 3181 S BARRINGTON AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Address: 3186 S BARRINGTON AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Address: 3187 S BARRINGTON AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Address: 3192 S BARRINGTON AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Address: 3193 S BARRINGTON AVE
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Address: 3200 S BARRINGTON AVE
 Type: Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Address: 3201 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3207 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3208 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century



Address: 3211 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Minimal Traditional



Address: 3214 S BARRINGTON AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Multi Family; Apartment House
Architectural style: Modern, Mid-Century

Name: Colonial Corners Commercial Historic District



Description:

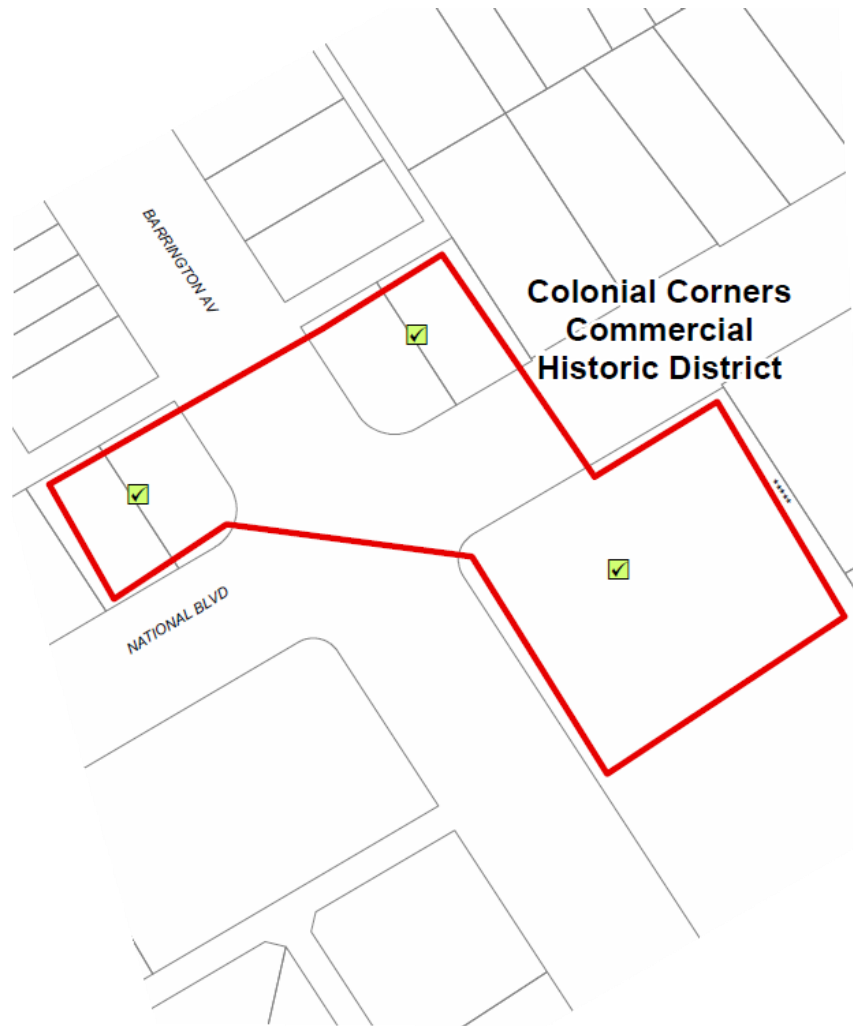
The Colonial Corners Commercial Historic District is composed of three one- and two-story commercial buildings, located at the intersection of Barrington Avenue and National Boulevard in Mar Vista. Situated at the convergence of several residential neighborhoods, these buildings respond to surrounding development in their pedestrian scale and orientation and articulated facades. Designed in the American Colonial Revival style, each building displays a similar but unique design. Common features include white stucco and red brick exterior cladding; boxed eaves with wooden balustrades at the roofline; divided-light wood windows with fixed shutters; partially-glazed, divided-light wood doors; heavy lintels over window and door openings; and Colonial columns. One building displays an upper-story balcony; another features a brick exterior chimney. In addition, each building presents a double-height, eight-sided tower at the corner, their most prominent feature. Taken together, these three similarly-styled commercial buildings are a visual landmark for the surrounding neighborhoods.

Significance:

The Colonial Corners Commercial Historic District is significant as a cohesive collection of postwar neighborhood commercial development in Mar Vista, constructed between 1948 and 1962. All three buildings are contributing resources to the district.

“Colonial Corners” was developed by noted horticulturalist and nurseryman Paul Howard. In the 1930s, Howard operated a highly-successful nursery called “California Flowerland” at Third and La Brea in Los Angeles. In 1940, in anticipation of new residential development opportunities on the west side of Los Angeles, he relocated his business to the southwest corner of Barrington Avenue and National Boulevard. One such development opportunity came in 1947, when prominent Los Angeles real estate developer Paul W. Trousdale subdivided a new residential tract southwest of Barrington and National, called Westdale Village. Howard collaborated with Trousdale on the design of the landscape features for Westdale Village, and California Flowerland provided the trees and other plantings for the development. In response to this and other new residential development in the immediate vicinity, Howard retained architect Nelson P. Rice to develop plans for a neighborhood commercial center at the intersection of Barrington and National.

Howard planned for three corner buildings to be designed “along the Colonial lines of architecture”; the fourth corner was already occupied by his nursery. The first of these commercial buildings was constructed at the southeast corner of National and Barrington in 1948, and originally housed a Westward Ho market. The additional buildings were constructed in the early 1960s (the northeast corner in 1961; the northwest corner in 1962). Continuing the Colonial theme, the original tenant of the building at the northwest corner was a restaurant called The Williamsburg Inn. California Flowerland was sold in 1966 following Howard’s death; the southwest corner was subsequently subdivided and improved with unrelated new development in the early 1970s.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of post-World War II neighborhood commercial development in Mar Vista.

Contributors/Non-Contributors:



Address: 11660 W NATIONAL BLVD
 Type: Contributor
 Year built: 1948
 Property type/sub type: Commercial-Retail; Neighborhood Market
 Architectural style: American Colonial Revival



Address: 11685 W NATIONAL BLVD
Type: Contributor
Year built: 1961
Property type/sub type: Commercial-Food Service; Restaurant/Tavern
Architectural style: American Colonial Revival



Address: 11705 W NATIONAL BLVD
Type: Contributor
Year built: 1962
Property type/sub type: Commercial-Food Service; Restaurant/Tavern
Architectural style: American Colonial Revival

Name: Venice/Grand View Commercial Historic District



Description:

The Venice/Grand View Commercial Historic District is composed of 20 one- and two-story commercial buildings along the south side of Venice Boulevard between Centinela Avenue on the west and Grand View Boulevard on the east; and the west side of Grand View Boulevard between Venice Boulevard on the north and Pacific Avenue on the south, in Mar Vista. Constructed between 1924 and 1960, individual buildings are exclusively commercial in use, set at the sidewalk, and designed in the popular architectural styles of the period, including Spanish Colonial Revival, Art Deco, Late Moderne, and Mid-Century Modern. Typical building features include flat roofs with parapets, stucco exterior cladding, large display windows, and canopies or awnings. Other features of the district include concrete sidewalks and mature street trees. Of the 20 properties within these boundaries, 16 are contributing resources to the historic district; three are non-contributors.

Significance:

The Venice/Grand View Commercial Historic District is significant as cohesive collection of neighborhood commercial development located at what was historically the heart of Mar Vista. The district was developed between 1924, when the first building was constructed at the corner of Venice and Grand View, and 1960, when the block as built out. Approximately 80 percent of the properties are contributing resources to the district.

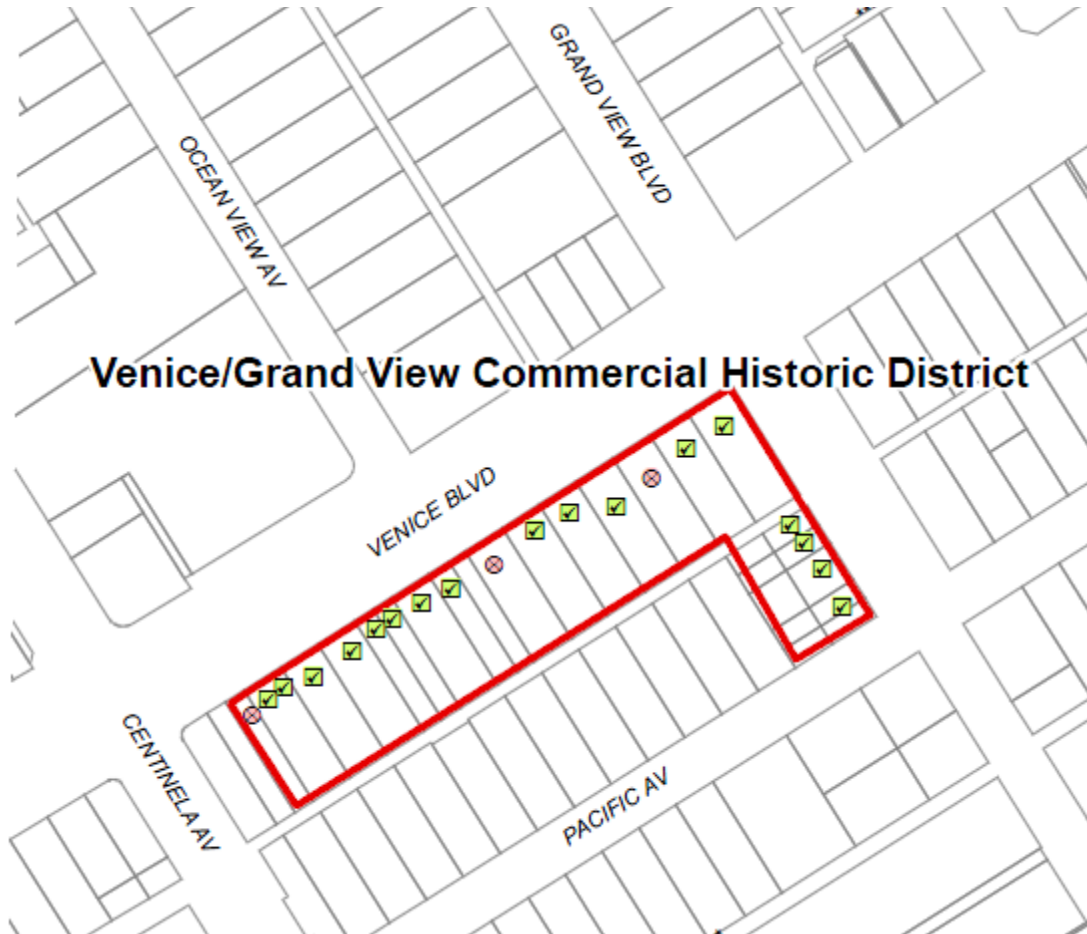
This commercial area was originally subdivided from the East Ocean Park Tract in 1904, in anticipation of new residential development in the immediate area. The first three residential tracts in Mar Vista were subdivided at this time, all in the vicinity of Venice Boulevard between Centinela and Inglewood. The Ocean Park Heights tract, situated north of Venice Boulevard and east of Centinela, was subdivided in July 1904. The East Ocean Park tract was recorded in December 1904, located on the south side of Venice Boulevard between Centinela and Inglewood. The East Ocean Park Villa, north of Venice and east of Inglewood, was subdivided between 1904 and 1906. However, despite these early ventures in local real estate, these tracts did not experience any substantial development until the 1920s.

Similarly, the commercial district, located along the Venice Boulevard streetcar line, did not take hold until the construction of the Busby Building at the southwest corner of Venice and Grand View in 1924. The Busby Building has been called the most historic building in Mar Vista. Constructed by Culver City merchant and druggist Louis Claude Busby, it was the first major commercial building in the community of Mar Vista, and provided the impetus for the business blocks that would develop along the south side of Venice between Centinela and Inglewood. The Busby Building has multiple storefronts along both Venice and Grand View, and has accommodated many of Mar Vista's earliest businesses and community services. Over the years it has served as the Mar Vista Drug Store, operated by Busby (later Fraser Pharmacy, then Mar Vista Drug Co.); Daley's, an early Los Angeles market chain and Mar Vista's first full-service grocery store (later Ralph's 5 and 10 Cent store); Thomas and Condie, Mar Vista's first department store; and as the headquarters of the original Mar Vista Chamber of Commerce (Busby was the organization's treasurer). The Busby Building was also the first location of the Mar Vista branch of the U.S. Post Office in 1925, as well as the first location of the Mar Vista branch of the Los Angeles Public Library in 1927.

The two-story Spanish Colonial Revival building at 12218-12220 Venice was built by Dewitt T. Caspary in 1926 to accommodate retail on the ground floor and apartments above. Caspary was the first vice president of the Mar Vista Chamber of Commerce, and his building was the second location of the Mar Vista post office. The building at 12210 Venice was built in 1939 and was the home of Van's Market from 1939 to 1948, when it became Penny Market. The building at 12310 Venice was built in 1950 as the new home of the Mar Vista Public Library. The building at 12320 Venice, constructed in 1953, was the home of Rich's Furniture and Appliance.

While this commercial area was first established in the 1920s, it was not fully realized as a neighborhood commercial district until the after World War II. This coincides with the larger pattern of residential development in the area. Adjacent tracts that were initially subdivided in the first decade of the 20th century and partially developed in the 1920s were not fully built out until the 1950s and 1960s, as the west side of Los Angeles became more desirable for its proximity to several large employment

centers, such as Douglas Aircraft. Today, this district is a remnant of low-scale early and mid-century commercial development along the Venice Boulevard corridor, and serves to demarcate the historic core of Mar Vista.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and cohesive collection of neighborhood commercial development in Mar Vista.

Contributors/Non-Contributors:



Address: 3815 S GRAND VIEW BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 3817 S GRAND VIEW BLVD
 Type: Contributor
 Year built: 1954
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Modern, Mid-Century



Address: 3823 S GRAND VIEW BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 3831 S GRAND VIEW BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Modern, Mid-Century



Address: 12204 W VENICE BLVD
 Type: Contributor
 Year built: 1924
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Art Deco



Address: 12210 W VENICE BLVD
 Type: Contributor
 Year built: 1939
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Moderne, Late



Address: 12216 W VENICE BLVD
 Type: Non-Contributor
 Year built: 1981
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: No style



Address: 12218 W VENICE BLVD
 Type: Contributor
 Year built: 1926
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Spanish Colonial Revival



Address: 12222 W VENICE BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Moderne, Late



Address: 12228 W VENICE BLVD
 Type: Contributor
 Year built: 1926
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 12240 W VENICE BLVD
 Type: Non-Contributor
 Year built: 1987
 Property type/sub type: Commercial-Office; Low Rise
 Architectural style: No style



Address: 12300 W VENICE BLVD
 Type: Contributor
 Year built: 1952
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 12306 W VENICE BLVD
 Type: Contributor
 Year built: 1960
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Modern, Mid-Century



Address: 12310 W VENICE BLVD
 Type: Contributor
 Year built: 1950
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Address: 12312 W VENICE BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Moderne, Late



Address: 12316 W VENICE BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Moderne, Late



Address: 12320 W VENICE BLVD
 Type: Contributor
 Year built: 1952
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Modern, Mid-Century



Address: 12324 W VENICE BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Moderne, Late



Address: 12324 W VENICE BLVD
 Type: Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Moderne, Late



Address: 12328 W VENICE BLVD
 Type: Non-Contributor
 Year built: 1947
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: No style

Name: "The Oval" Planning District



Description:

"The Oval" Planning District is a residential subdivision composed of approximately 200 parcels in Mar Vista. The subdivision is bounded generally by Venice Boulevard on the north, Inglewood Boulevard on the west, Washington Boulevard on the south, and McLaughlin Avenue on the east, and is developed primarily with one- and two-story single-family residences. The area is bisected by Washington Place, which is developed with apartment buildings. The district features a unique oval-shaped interior street pattern. Residential lots feature deep uniform front setbacks. At each end of the oval there are two triangular "island" lots, bordered by roadways on all sides, each containing a single-family residence. Other features of the district include concrete sidewalks and wide landscaped parkways lined with mature palm trees.

Significance:

"The Oval" Planning District is significant as an excellent example of early automobile-related residential suburban planning in Mar Vista. The 137-acre site was originally subdivided in 1912 by Lillian Charnock Price as Tract No. 928. Price hired eminent landscape architect and urban planner Wilber David Cook, Jr. to design what was then being promoted as "Palm Place, a new aristocratic suburb." Cook established his reputation working with the nation's premier landscape architect, Frederick Law Olmstead, collaborating on the 1893 Columbian Exposition in Chicago, improvements to the grounds of the U.S. Capitol in 1902, as well as San Diego's Balboa Park for the 1913 Panama-California Exposition. Cook came to Los Angeles in 1906, when he received a commission to design the master plan for the new community of Beverly Hills, with its characteristic curved streets, wide parkways and palm trees. From this project, he went on to design some of Los Angeles' best-known landscapes, including Exposition Park, the Los Angeles Civic Center, and Palos Verdes Estates.

Palm Place was originally subdivided for residential development in January 1912. It was at this time that Cook laid out the unique planning and landscape features that characterize the tract today. The most striking of these features is the tract's oval-shaped internal street pattern, which diverges greatly from the surrounding street grid while fitting seamlessly within it. At each end of the tract, reverse semicircular streets intersect with the oval to create three-sided island lots, surrounded on all sides by roadways. Landscape features include wide grassy parkways lined with palm trees, and deep front yard setbacks which serve to create a park-like setting.

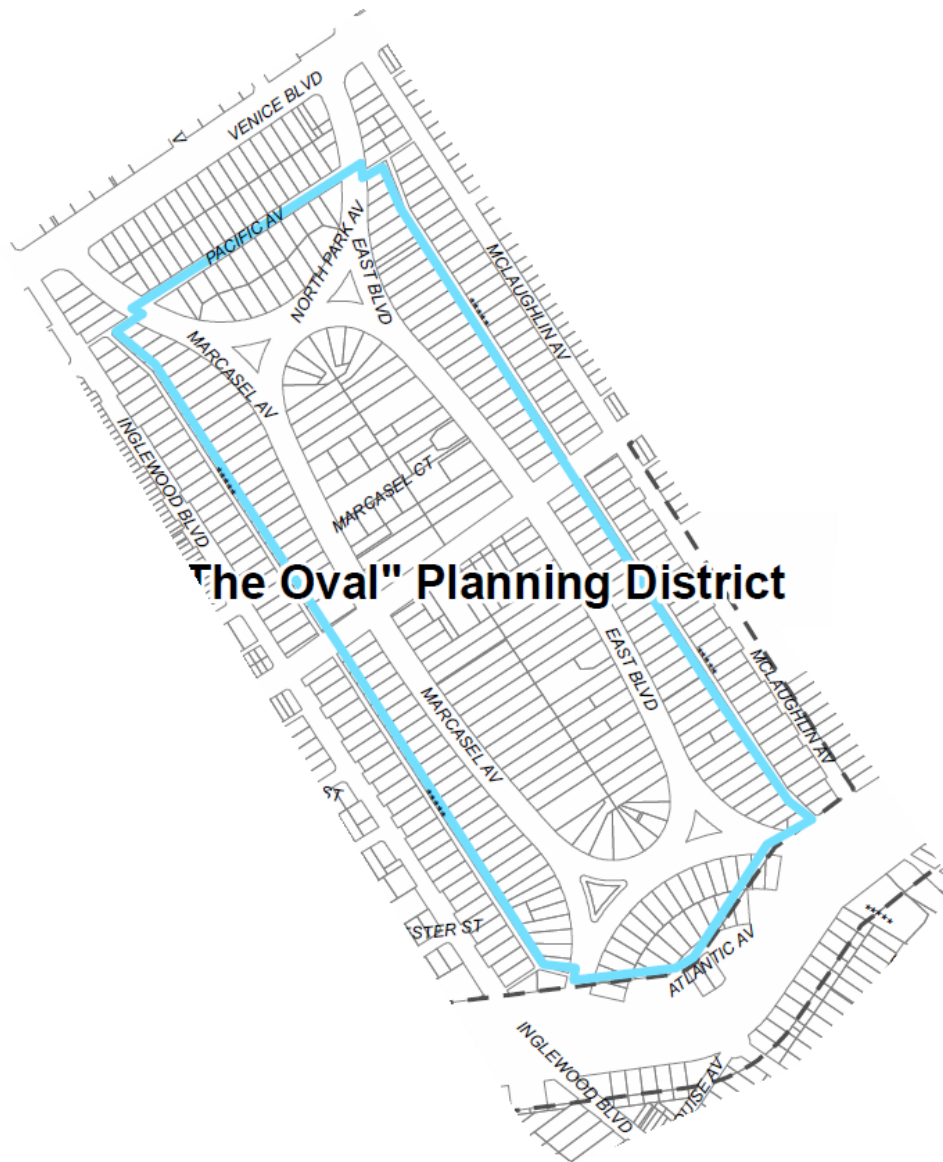
The tract was subdivided into 138 individual lots, termed "villa sites" in the many newspaper advertisements placed by real estate broker George J. Cote. Due to the unusual street pattern, each lot possessed a unique shape and dimensions. They ranged in size from 150x250 feet to some measuring over an acre. Touted as a "suburb of refinement" to be populated with "country estates", each lot had a minimum cost restriction of \$4000 to ensure a certain scale and quality of design for new residences. Unfortunately, the exclusive residential suburb originally envisioned by Price was never realized. In fact only two so-called "country estates" were actually constructed, one of which was Cote's own home in 1912.

Just a few months after subdividing the tract, Price sold the land to Santa Monica developer Robert P. Sherman, step-son of prominent developer and founder of the Los Angeles Pacific Railroad, General Moses H. Sherman. It would have appeared that the tract had great potential, being located along the Venice Boulevard Pacific Electric streetcar line on its north, and Washington Boulevard, the only paved road connecting Los Angeles and Venice, on its south. However, over the next eight years the tract saw only one new residence, for a total of three developed properties. Sherman finally sold the tract to a group of financiers in 1920. The new owners determined that the "villa sites" were too large and costly. So the lots were re-subdivided into more modest sizes that would be affordable to the average homeowner. It was also at this time that the tract was renamed "Marshall Manor." Only then did development in The Oval begin in earnest.

By 1927, more than fifty new homes had been constructed throughout the tract. However, this still left the vast majority of the lots unimproved. It was not until after World War II, when much of Los Angeles' west side was being developed, that the tract was more fully built out. Today, The Oval displays an eclectic mix of building sizes, forms and styles built over many decades. While the majority of extant residences appear to date from the 1940s through the 1960s, early residences also remain, sitting

alongside more recent infill. In the intervening years, the original villa sites have been re-subdivided, in some cases multiple times, resulting in a variety of lot configurations: flag lots with the front and rear parcels accessed by a single long driveway; two long narrow adjacent lots; and in one instance six modest lots arranged around a cul-de-sac. The names “Palm Place” and “Marshall Manor” have been largely forgotten; the neighborhood has been referred to as “The Oval” since the late 1950s.

Ultimately, the original grand plans for The Oval were never realized. Due to the tract’s incremental development over many decades, with the majority of its residences constructed during the postwar years, the district does not possess sufficient cohesion to convey its significance as an early automobile suburb. However, the district does retain many of the original master planning and landscape design features laid out by Wilber David Cook, Jr. in 1912, including the oval-shaped street pattern, triangular island lots, deep front setbacks, wide parkways, and mature palm trees. All of these features contribute to a strong sense of time and place, and an overall feeling of an early automobile suburb. For these reasons, this area may warrant special consideration for local planning purposes.



"The Oval" Planning District

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937

Property type:	Automobile Suburb
Property sub type:	Planned Community
Criteria:	A/1/1
Status code:	6LQ
Reason:	Excellent example of an early automobile suburb. Despite its significance, it does not possess sufficient cohesion to qualify as a historic district. However, this area may warrant special consideration for local planning purposes.

Name: Golden State Water Company



Description:

Located at 11607 Charnock Road, this property contains multiple buildings located on a large site within a residential neighborhood. There is a round building that appears to be a 1920s water tank, and a 1930s residential building with a stucco wall that encloses the remainder of the property along Charnock Road. Pumping equipment, a large water tank, and other out-buildings are present on the site but are not fully visible from the public right-of-way.

Significance:

Rare example of an early public water facility in Mar Vista. Originally established as a drinking water source in 1924, known as the Charnock Well Field. A pumping station was constructed in 1928 by the Southern California Water Company. Over its history this facility has provided water to residences and businesses in Santa Monica, Culver City, Mar Vista, Palms and Venice. The site is now operated by Golden State Water Company.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Reservoirs, Dams and Water Supply Infrastructure, 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Water Tank/Tower
Criteria:	A/1/1&5
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of an early public water facility in Mar Vista.

Name: Mar Vista Gardens

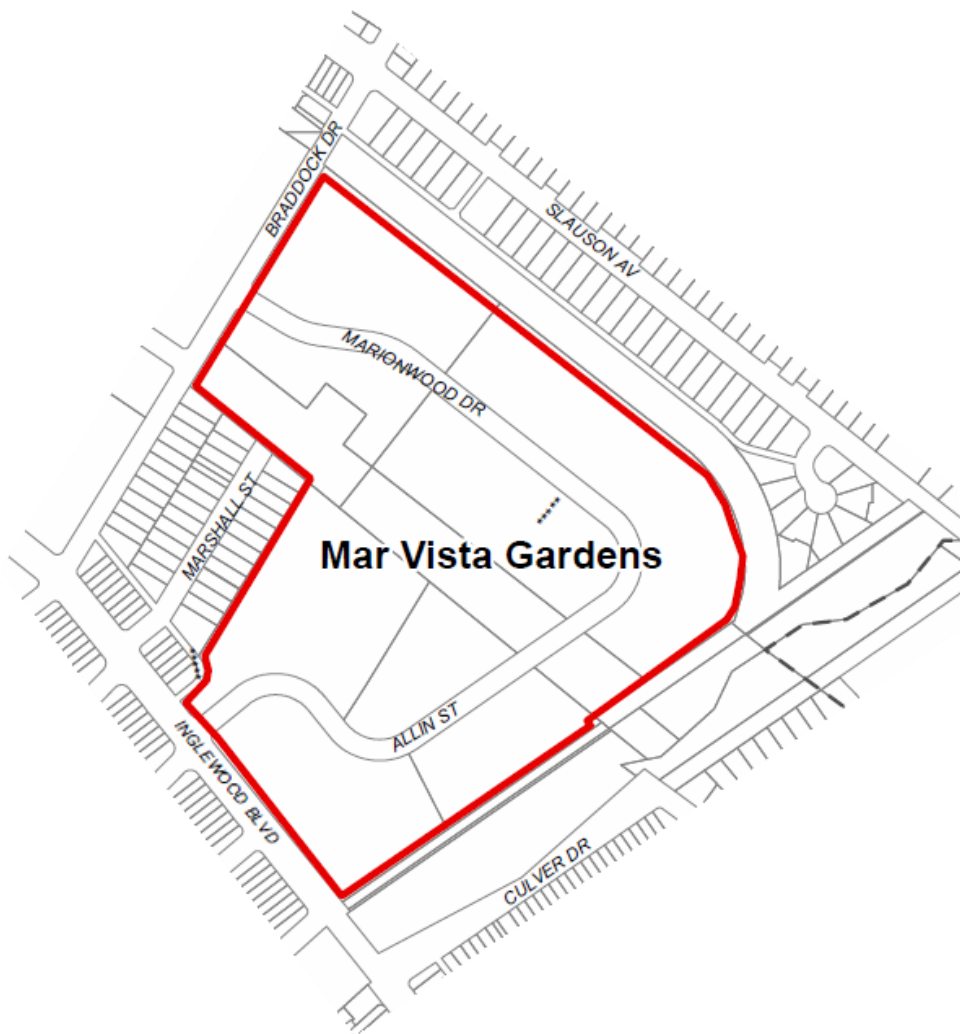


Description:

Gated public housing project consisting of 62 buildings with 601 residential units. Other features include a gymnasium, community center, and athletic fields.

Significance:

Excellent example of a post-World War II garden apartment complex. Completed in 1954, this complex was constructed as public housing under the 1949 Federal Housing Act.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family

Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a post-World War II garden apartment complex.

Context 2:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1
Status code:	QQQ
Reason:	The theme for post-1945 public housing complexes has not yet been developed; this property will be re-evaluated pending further research and analysis during a later phase of SurveyLA.

Context 3:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Public & Defense Housing, 1939-1945
Property type:	Residential
Property sub type:	Public Housing Complex
Criteria:	A/C; 1/3; 1/3
Status code:	QQQ
Reason:	Mar Vista Gardens is not one of the first ten public housing projects in Los Angeles; later examples of public housing will be evaluated as a group pending further research and analysis.

Name: Palm Gardens Garden Apartment



Description:

Garden apartment complex composed of numerous residential buildings on multiple parcels around central landscaped areas and a swimming pool. Complex is fenced and gated; entry gate is on Cheviot Vista.

Significance:

Excellent example of a post-World War II garden apartment complex in Palms.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a mid-century garden apartment complex in Palms.

Name: Palms Elementary School

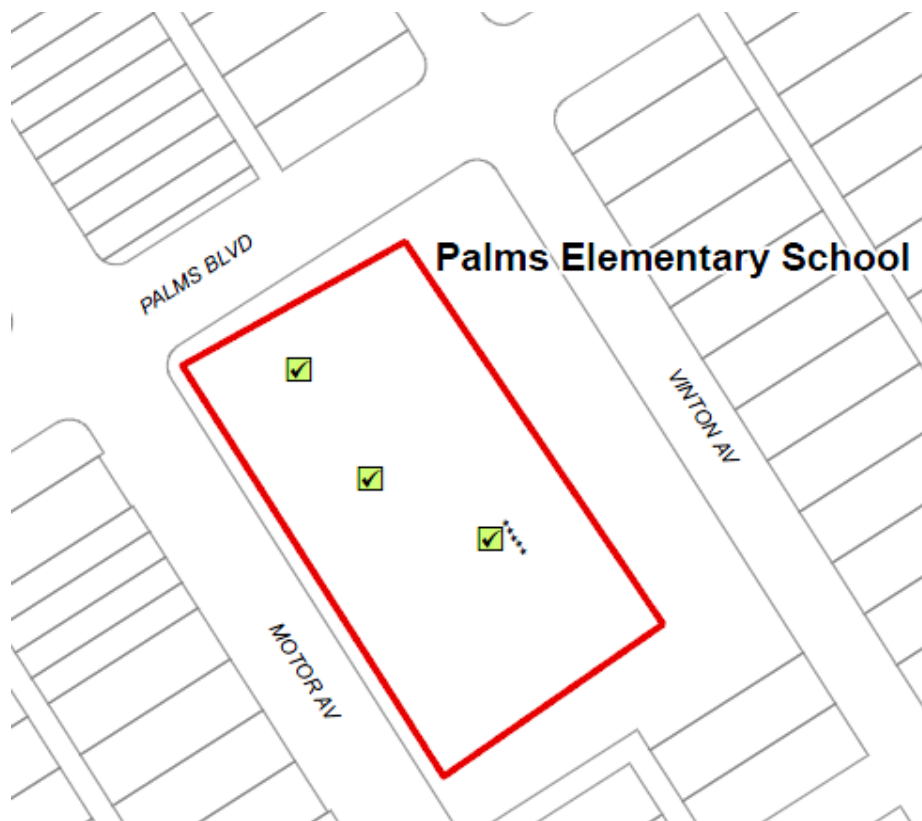


Description:

Elementary school campus consisting of three separate buildings on one parcel, all designed in the Spanish Colonial Revival style around a central courtyard.

Significance:

Excellent example of an LAUSD elementary school campus representing the post-1933 Long Beach Earthquake period of school construction. Established on this site in 1925 as "Palms School." Buildings were severely damaged in the earthquake and substantially rebuilt or remodeled in 1935.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post-1933 Long Beach Earthquake, 1933-1945
Property type:	Institutional - Education
Property sub type:	Campus - Elementary School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an LAUSD elementary school campus representing the post-1933 Long Beach Earthquake period of school construction.

Contributors/Non-Contributors:



Address: 3520 S MOTOR AVE
Type: Contributor
Year built: 1935
Property type/sub type: Institutional-Education; Elementary School
Architectural style: Spanish Colonial Revival



Address: 3520 S MOTOR AVE
Type: Contributor
Year built: 1935
Property type/sub type: Institutional-Education; Elementary School
Architectural style: Spanish Colonial Revival



Address: 3520 S MOTOR AVE
Type: Contributor
Year built: 1935
Property type/sub type: Institutional-Education; Elementary School
Architectural style: Spanish Colonial Revival

Name: Sepulveda Rose Apartments

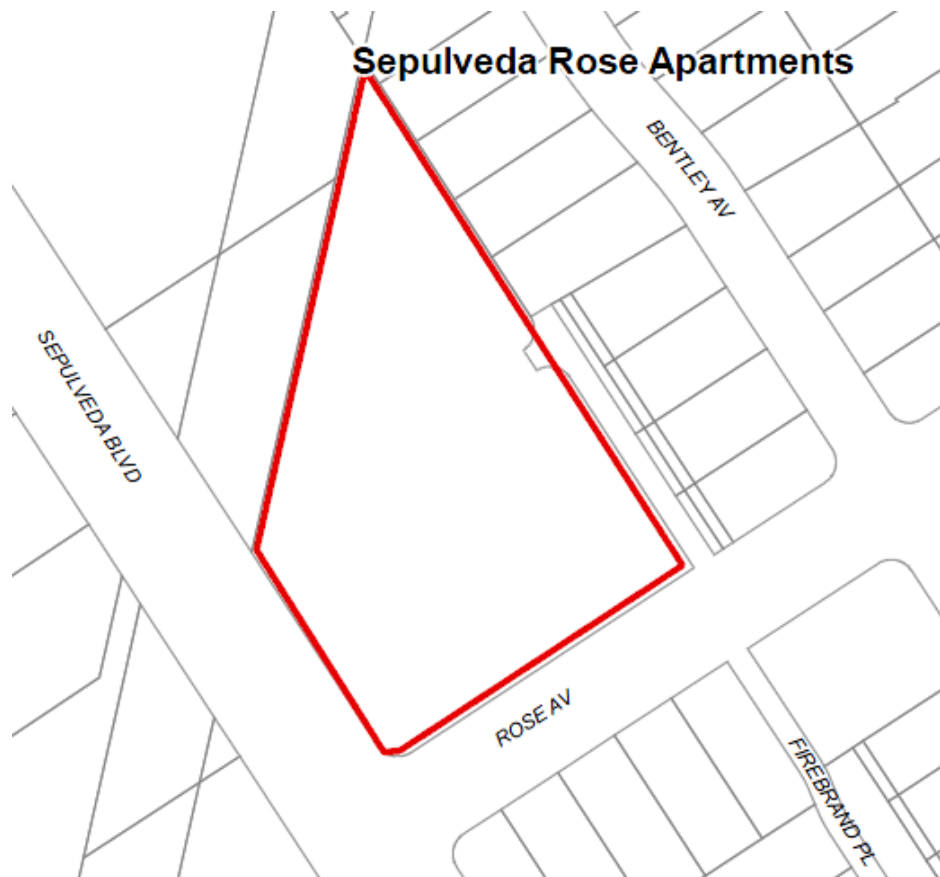


Description:

Located at 3330 Sepulveda Boulevard, this property is composed of eleven two-story residential buildings on a large irregular site. Designed by architect Richard Dorman, the buildings are Mid-Century Modern in style and are arranged around multiple common areas with swimming pools.

Significance:

Excellent example of a mid-century garden apartment complex in Palms.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a mid-century garden apartment complex in Palms.

Name: Short Avenue Elementary School



Description:

Two original school buildings are one story in height and oriented around a linear central courtyard. Features include smooth stucco cladding; gabled roofs with red clay tiles and exposed rafter tails, wood divided-light double-hung sash windows, and projecting shed roof arcades supported by wood posts.

Significance:

Excellent example of a late 1940s LAUSD school building in Del Rey; constructed in 1947; designed in the Spanish Colonial Revival style.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/1/1&C/3/3

Status code:	3S;3CS;5S3
Reason:	Excellent example of a late 1940s LAUSD school in Del Rey.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Institutional - Education
Property sub type:	Educational Building
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Spanish Colonial Revival institutional architecture in Del Rey.

Name: Villa Marina Apartments

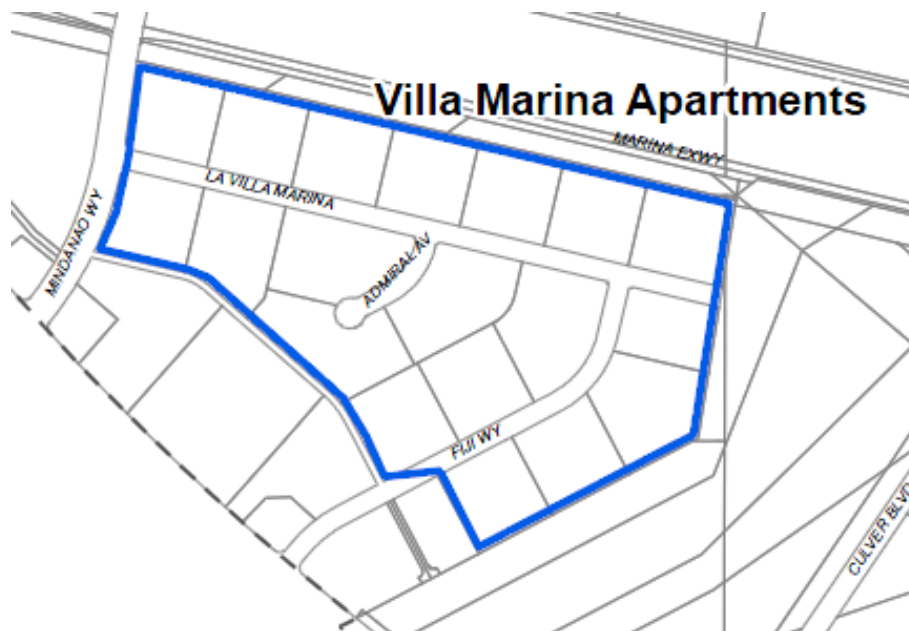


Description:

Large-scale townhouse development composed of over seventy residential buildings; buildings are two and three stories and designed in the Mid-Century Modern style. There are two basic forms of the residential buildings. One type features flat roofs with double eyebrows, smooth stucco cladding with rock details, and projecting balconies with wood balustrades. The second type features mansard roofs with wood or composite shakes, smooth stucco cladding with brick panels or concrete block door surrounds, and recessed balconies. Both types display private front patios with concrete block perimeter walls, wood panel doors, and aluminum sliding windows. Features of the development include an insular street pattern, uniform setbacks, mature landscaping and street trees, courtyards, swimming pools, and attached garage buildings.

Significance:

Villa Marina Apartments; large-scale townhouse development constructed in 1967; no developer or architect has been identified. Excellent and highly intact example of a late 1960s townhouse development. However, insufficient time has passed to determine its significance.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Excellent and highly intact example of a late 1960s townhouse development. However, insufficient time has passed to determine its significance.

Name: Westdale Residential Planning District



Description:

The Westdale Residential Planning District is a post-World War II planned residential subdivision in Mar Vista, bounded generally by National Boulevard on the north, Inglewood Boulevard on the west, Palms Boulevard on the south, and Sawtelle Boulevard on the east. The district contains approximately 800 parcels developed primarily with one-story single family residences, with some two-story residences constructed as later infill. Other components include a series of one-story, three-unit residences along National Boulevard, as well as a public park and an elementary school. Designed in the Minimal Traditional and Ranch architectural styles, individual residences display many features typical of large-scale post-war tract housing, and there are several common designs seen throughout the development. Common features include medium-pitched front- or side-gable roofs, smooth stucco exterior cladding with brick or wood accents, wood divided-light double-hung windows, recessed entry porches, fixed wooden shutters, and interior brick chimneys. Garages may be attached or detached, and accessed via concrete driveways.

Other features of the district include an insular internal street pattern, consistent lot sizes, uniform setbacks, concrete sidewalks, and landscaped parkways with mature street trees. Mar Vista Elementary School and Mar Vista Recreation Center are also located within the district.

Significance:

The Westdale Residential Planning District is significant as an excellent example of post-World War II residential suburban planning in Mar Vista. It was developed from Tracts 14318 and 14319, originally subdivided in 1947 by prominent Los Angeles real estate developer Paul W. Trousdale.

Trousdale was a well-known and highly-prolific real estate developer. During the postwar boom years, he built thousands of residences, commercial buildings, and hotels throughout the western United States. He is perhaps best known for the upscale Trousdale Estates in Beverly Hills which was started in the mid-1950s. However, prior to that time Trousdale developed several more modest residential tracts; among the earliest of these was Westdale Village.

Westdale Village was developed between 1947 and the late 1950s, and designed in collaboration with architect Allen Siple and nurseryman Paul Howard. Allen Siple, A.I.A., was a noted Los Angeles-based architect, perhaps best known as a designer of grand estates in Bel Air, Brentwood and Holmby Hills. Paul Howard was a highly-regarded horticulturalist and had recently relocated his nursery, "California Flowerland," immediately adjacent to the tract at the intersection of Barrington and National. As a result of this collaboration, the residences of Westdale Village were somewhat larger and better appointed than those of similar developments of the period. The residential lots have generous green spaces, with plantings provided by Howard's nursery. The landscape design would become one of the key selling points for the tract. The development was also promoted for its proximity to various nearby centers of employment, particularly the Douglas Aircraft Company in Santa Monica.

Despite its significance, the area does not have sufficient integrity or cohesion to qualify as a historic district. The vast majority of individual buildings have undergone some degree of alteration. Common alterations include replacement of all windows; replacement of exterior cladding; replacement of front doors and garage doors; alteration or relocation of window and/or door openings; and front, side or second-story additions. Also, there are a number of buildings that have been substantially altered or demolished and replaced with new construction. It appears that only a small percentage of the extant residences are wholly intact. The cumulative effect of these alterations is an overall lack of integrity and cohesion for the district as a whole.

However, despite this lack of cohesion, the district does retain a strong sense of time and place. An insular interior street pattern, uniform front setbacks, mature landscaping, and the absence of front-yard walls and fences all contribute to an overall feeling of a postwar planned residential development. For these reasons, this area may warrant special consideration for local planning purposes.



Westdale Residential Planning D

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Post-War Suburbanization, 1938-1975
Sub theme:	Suburban Planning and Development, 1938-1975
Property type:	Post-War Suburb

Property sub type:	Planned Community
Criteria:	A/1/1
Status code:	6LQ
Reason:	Excellent example of post-World War II residential suburban planning in Mar Vista. Despite its significance, the area does not have sufficient integrity or cohesion to qualify as a historic district. However, the area may warrant special consideration for local planning purposes.