

SurveyLA

Los Angeles Historic Resources Survey

LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT

Context: Residential Development and Suburbanization

Theme: Early Residential Development, 1880-1930



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PREFACE

The theme “Early Residential Development” is a component of Los Angeles’ citywide historic context statement and provides guidance to field surveyors in evaluating resources that are significant for their association with early residential development in Los Angeles. Refer to www.HistoricPlacesLA.org for information on designated resources associated with this theme as well as those identified through SurveyLA and other surveys.

GUIDELINES FOR EVALUATION

The Early Residential Development theme is used to evaluate individual single- and multi-family residential buildings that represent early periods of residential development in Los Angeles. It is not used to evaluate early residential historic districts.¹ There is no narrative historic context developed for this theme as part of SurveyLA or the citywide historic context statement, although the citywide context includes related themes.² Instead, this narrative provides overall guidance for how to evaluate resources within this theme. Note that residential properties related to the early settlement history of pre-consolidation communities (incorporated cities prior to their consolidation with Los Angeles) are evaluated within the Pre-Consolidation Communities of Los Angeles context/themes. Residential properties that pre-date the incorporation of the City of Los Angeles in 1850 are evaluated under the Spanish Colonial and Mexican Era Settlement context.

The period of significance for this theme dates from 1880 to 1930, which is intended to broadly cover early residential development in the present-day boundaries of the City of Los Angeles (see exceptions noted above). This date range is based on research relating to general patterns of residential development citywide as well as SurveyLA data. Early development in Los Angeles centered around Downtown and radiated outward in all directions and then west and northwest as the city boundaries grew through annexations and consolidations. As such, the start and end dates for the period of significance are relative to the development history of communities and neighborhoods. For example, residences in early communities of Los Angeles such as Boyle Heights, Lincoln Heights, and neighborhoods in south and southeast Los Angeles would generally date from about the 1880s to 1905, while early residences in communities developed later, such as in parts of west Los Angeles and the San Fernando Valley, might date from the teens through the 1920s. To evaluate a property under this theme it is necessary to: 1) research overall patterns of residential development in the community in which a resource is located to determine what constitutes the timeframe (establish the end date) for early

¹ There are a number of historic districts in Los Angeles significant for their association with early residential development that were not resurveyed for SurveyLA or included in this theme. Most are more closely associated with early settlement generally and/or streetcar suburbanization.

² There may be relevant information within other themes within the Residential Development and Suburbanization context. Also see the SurveyLA Survey Reports for Individual Community Plan Areas which include a brief development history of areas and neighborhoods covered in each plan.

development, and 2) determine if the resource represents this early period and meet the evaluation criteria below. With additional research and analysis, it is possible that the end date for the period of significance can be extended for some areas/neighborhoods of Los Angeles.

Associated single-family property types range from modest cottages and bungalows to large, multi-story houses. Multi-family properties include some of the earliest duplexes, triplexes, and apartment buildings in the city. Resources represent a range of popular architectural styles from the period of significance such as Folk Victorian, Craftsman, American Foursquare, Spanish Colonial Revival, and Neo-Classical.

Applying Criteria

It is possible for a resource to be significant under local criteria and not meet significance or integrity thresholds for the National Register and/or California Register. The National Register requires a greater degree of comparative analysis with other early residences within the same geographic area, time period, and theme than may be required for the City's local Historic-Cultural Monument (HCM) program. In addition, HCM criteria do not include a discussion of integrity; resources may be eligible under local criteria with more alterations than may be acceptable for the National Register and/or California Register.

Since resources related to early residential development, particularly those from the late nineteenth and early twentieth centuries, are becoming increasingly rare, it is not necessary for a resource to be the ONLY early residence in an area based on comparative analysis, particularly under local criteria. In some cases, a neighborhood may include a number of adjacent or nearby early residences, although most do not retain integrity. In other cases, the building may now be an isolated remnant of early residential development and largely surrounded by new development. Intact residences pre-dating 1910 should be carefully considered for eligibility.

Other Evaluation Considerations:

Properties significant under the Early Residential theme may also be evaluated:

- under themes within the Architecture and Engineering context for design quality
 - may also be associated with noted architects
- as early and important examples of multi-family residential building types such as duplexes or apartment houses
- for their association with important early settlers



*Victorian-era Hipped Roof Cottage, 1885
3708 Paloma Street, Southeast Los Angeles
(SurveyLA)*



*Spanish Colonial Revival Residence, 1927
6948 S. Vista Del Mar Lane, Playa Del Rey
(SurveyLA)*



*Victorian Era House, 1887
1831 W. 36th Street, Exposition Park
(SurveyLA)*



*Neoclassical Apartment House, 1915
9813-19 W. Venice Blvd., Palms
(SurveyLA)*



*American Foursquare Apartment House, 1895
760-762 Columbia Avenue, Westlake
(SurveyLA)*



*Craftsman House, 1914
6964 N. Shoup Avenue, West Hills
(SurveyLA)*

EVALUATION CRITERIA:

Early Residential Development: Early Single-Family and Multi-Family Residential Development

Summary Statement of Significance: Resources significant within the theme of early residential development include single- and multi-family residences. Properties evaluated under this theme may be significant in the areas of Settlement and/or Community Planning and Development for their association with the earliest periods of residential development in Los Angeles. Although not required, some resource may also be significant examples of their respective styles. Multi-family properties may also represent significant examples of multi-family building types.

Period of Significance: 1880-1930

Period of Significance Justification: Broadly covers the earliest periods of residential development within the present-day boundaries of the city of Los Angeles, and following the city's incorporation in 1850.

Geographic Location: Citywide

Area(s) of Significance: Settlement; Community Planning and Development

Criteria: NR: A CR: 1 Local: 1

Associated Property Types: Residential: Single Family Residence/Multi-Family Residence

Property Type Description: Significant property types are those representing important periods of early residential development in neighborhoods of Los Angeles.

Property Type Significance: See Summary Statement of Significance above.

Eligibility Standards:

- Dates from the period of significance
- Represents a very early period of settlement/residential development in a neighborhood or community
- Is a rare surviving and intact example of the type in the neighborhood or community

Character Defining / Associative Features:

- Retains most of the essential physical and character defining features from the period of significance
- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Often site in a prominent locations

Integrity Considerations:

- Should retain integrity of Location, Feeling, Design, and Association
- Some original materials may be altered or removed
 - For very early examples, which are increasingly rare, there may be a greater degree of alterations or few extant features
- Setting may have changed (surrounding buildings and land uses)