### IX. ATTACHMENTS

APPENDIX A - INVENTORY OF SURVEYED RESOURCES BY THEME

APPENDIX B - IDENTIFIED RESOURCES BY ADDRESS

APPENDIX C – PROFESSIONAL QUALIFICATIONS

ATTACHMENT D – DPR FORMS

ATTACHMENT A – INVENTORY OF IDENTIFIED RESOURCES BY THEME	

## Inventory by Theme

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance			
Theme:				lburbs; Streetcar Sul der Diversity; Archit	•	Spirituality, 1894-1	912;			
5053020034	2610 S	LA SALLE	5D3	Romanesque Revival	Austin & Brown; John C. Austin & W.C. Permill	E.E. Harriman; Richards- Neustadt Cons. Co.	1914			
Theme:	Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture									
5053029029	2723	BRIGHTON	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902			
5053029026	2817	BRIGHTON	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1904			
5053034036	2826	BRIGHTON	5D3	Queen Anne	Unknown	Unknown	1901			
5053030034	2939	BRIGHTON	5D3	Queen Anne	Unknown	Unknown	1907			
5053031029	3103	BRIGHTON	5D3	Victorian Vernacular Cottage, Hipped Roof	Wilson	A.D. Peterson	1906			
5053029038	2703 S	BRIGHTON	3CS	Queen Anne	Unknown	Unknown	1903			
5053034038	2706 S	BRIGHTON	5D3	Queen Anne	Unknown	Nichols & Clark	1905			
5053030031	2957 S	BRIGHTON	5D3	Elements of Queen Anne	Unknown	Unknown	1905			
5053027033	2616	DALTON	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1904			
5053020017	2627	DALTON	5D3	Victorian Vernacular Cottage, Hipped Roof	O.L. Seelyic	O.L. Seelyic & San.	1905			
5053027037	2630	DALTON	5D3	Queen Anne	Unknown	Unknown	1902			
5053022032	2957	DALTON	5D3	Victorian Vernacular Cottage, Hipped Roof			1906			
5053024005	3022	DALTON	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	F.E. Butler	1905			
5053026034	2806 S	DALTON	5D3	Queen Anne	Unknown	Hubbard and Gardner	1909			
5053028008	2620	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905			

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## Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture

5053029002	2706	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
5053029003	2712	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1900
5053029004	2716	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
5053029005	2722	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
5053029007	2802	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902
5053029011	2822	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
5053025029	2937	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
5053030009	2942	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
5053030010	2946	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	J.J. Hasller	J.J. Hasller	1900
5053030011	2952	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	J.J. Fastler	J.J. Fastler	1905
5053031002	3006	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	O.L. Adams	
5053031007	3100	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Bob Saffell	1905
5053028009	2626 S	HALLDALE	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902
5053025036	2911 S	HALLDALE	5D3	Queen Anne	Unknown	Unknown	1905
5053031005	3022 S	HALLDALE	3CS	Queen Anne	Unknown	Unknown	1900
5053012030	2641 S	HARVARD	5D3	Victorian Verncaular Cottage, Hipped Roof			1908
5053012031	2647 S	HARVARD	5D3	Queen Ann			1907
5053017002	2908 S	HARVARD	5D3	Victorian Vernacular Cottage, Hipped Roof	J.A. Mathis	G.T. Shoden	1904

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:		ad and Horse ential Archite		burbs; Streetcar Su	burbs; Late 19th an	d Early 20th Centur	ТУ
5053017004	2914 S	HARVARD	5D3	Victorian Vernacular Cottage, Hipped Roof			1903
5053014039	2919 S	HARVARD	5D3	Victorian Vernacular Cottage, Hipped Roof			1908
5053015031	3101 S	HARVARD	5D3	Queen Ann			1922
5053011026	2641 S	HOBART	5D3	Victorian Vernacular Cottage, Hipped Roof	Mathis	Winona Building Co.	1907
5053010016	2707 S	HOBART	5D3	Queen Anne			1918
5053010028	2721 S	HOBART	5D3	Victorian Vernacular Cottage, Hipped Roof	W.J. Bliesner	Joe Flovis	1912
5053010021	2801 S	HOBART	5D3	Victorian Vernacular Cottage, Hipped Roof	J.J. Fostler	J.J. Fostler	1908
5053013007	2802 S	HOBART	5D3	Victorian Vernacular Cottage, Hipped Roof	J.A. Mathis	Peffley & Miller	1904
5053015002	3004 S	HOBART	5D3	Victorian Vernacular Cottage, Hipped Roof	Edward Kendall	Edward Kendall	1906
5053019018	2631 S	LA SALLE	5D3	Victorian Vernacular Cottage, Hipped Roof		J.A. Kemp	1906
5053021003	2712 S	LA SALLE	5D3	Queen Ann			1903
5053018019	2723 S	LA SALLE	5D3	Queen Ann			1894
5053018021	2801 S	LA SALLE	5D3	Queen Ann			1905
5053021007	2802 S	LA SALLE	5D3	Queen Ann			1903
5053018025	2823 S	LA SALLE	5D3	Victorian Vernacular Cottage, Hipped Roof			1905
5053016019	3011 S	LA SALLE	5D3	Victorian Vernacular Cottage, Hipped Roof	O.F. Scherer	H.D.M. Cabe	1907
Theme:	Railro	ad and Horse	ecar Su	burbs; Streetcar Su	burbs; Early Revival	of Colonial Styles	
5053018001	1904 W	27TH	5D3	Mediterranean Revival		L.A. Baner	1923
5053010014	1962 W	27TH	5D3	Spanish Colonial Revival		Frank Armstrong	1939

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railroa	ad and Horse	car Su	burbs; Streetcar Sub	ourbs; Early Revival	of Colonial Styles	
5054005001	1688 W	ADAMS	5D1	Mediterranean Revival	Unknown	Unknown	1936
5053035006	2622	BRIGHTON	5D3	Reinaissance revival	Unknown	Unknown	1920
5053029033	2715	BRIGHTON	5D3	Mediterranean Revival	Unknown	Unknown	1903
5053034027	2720	BRIGHTON	5D3	Spanish Colonial Revival	Metropolitan Architectural and Engineering	Eastern Construction Development	1922
5053020026	2617	DALTON	5D3	Mission Revival		W.P. Rodgers	1922
5053025037	2906	DALTON	5D3	Mediterranean	Unknown	Walter A. Smith Co.	
5053028029	2616	HALLDALE	5D3	Spanish Colonial Revival	Unknown	Unknown	1924
5053028010	2628	HALLDALE	5D3	Mediterranean	Jay W. Burlington	Unknown	1915
5053031006	3026	HALLDALE	5D3	Mission Revival	Burton and Wyse	Stanley Shave Construction Co. Inc.	2008
5053012035	2625 S	HARVARD	5D3	Spanish Colonial Revival		O. McGuiness	1923
5053019007	2634 S	HARVARD	5D3	Mediterranean Revival	Hartman & Sisk	J.E. Bishop; Hartman & Sisk	1912
5053019009	2644 S	HARVARD	5D3	Mission Revival	Bert H. Vreenegoor	McFadden & Winkelman; Bert H. Vreenegoor	1927
5053012900	2616	HOBART	1S				1904
5053010015	2703 S	HOBART	5D3	Spanish Colonial Revival	L.B. Clapp	Pac. Const. Fin. Co. Ltd.	1939
5053010017	2713 S	HOBART	5D3	Colonial Revival	Otto Lefevre	Otto Lefevre	1920
5053013006	2726 S	HOBART	5D3	Mission Revival	Wm. Barker	M.H. Lett	1922
5053019016	2621 S	LA SALLE	5D3	Mediterranean	C.E. Finhenbinder	C.E. Finhenbinder	1921
5053019019	2637 S	LA SALLE	5D3	Mission Revival		Yard & Hielhorn	1906
5053018017	2713 S	LA SALLE	5D3	Colonial Revival			1903
5053034019	2801 S	NORMANDIE	5D3	Mediterranean	John O. Leuaeder	John O. Leuaeder	1922
5053033013	2903 S	NORMANDIE	5D3	Colonial Revival	Unknown	Unknown	1895
5053033022	2947 S	NORMANDIE	5D3	Mission Revival	Mr. Harry Lunser	M. Alpert, H. Welensky and L. Goldberg	1924

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railro	ad and Horse	car Su	burbs; Streetcar Sub	ourbs; Arts & Crafts	Movement	
5053026026	1803 W	29TH	5D3	American 4-Square	Unknown	Unknown	1921
5053014002	1940 W	29TH	5D3	Transitional Craftsman		Frank Schoenrock	1908
5053035011	2648	BRIGHTON	5D3	Shingle style with elements of American Foursquare	Unknown	Unknown	1903
5053029032	2707	BRIGHTON	5D3	Transitional Craftsman	Unknown	W.D. Clark	1911
5053034025	2726	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1904
5053029034	2727	BRIGHTON	5D3	Craftsman	Unknown	Unknown	1903
5053034031	2800	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1907
5053034032	2806	BRIGHTON	5D3	American 4-Square	Unknown	Unknown	1903
5053029030	2807	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1906
5053034033	2812	BRIGHTON	5D3	American 4-Square	Unknown	Unknown	1903
5053029028	2815	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1902
5053034034	2818	BRIGHTON	5D3	American 4-Square	Unknown	Unknown	1903
5053034026	2820	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1901
5053029036	2823	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1906
5053030028	2945	BRIGHTON	5D3	Transitional Craftsman	J.V. Peacock	J.V. Peacock	1907
5053030030	2949	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1907
5053033027	2952	BRIGHTON	5D3	American 4-Square	Unknown	Unknown	1907
5053032007	3026	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1906
5053032009	3106	BRIGHTON	5D3	Craftsman	S. Butler	Burton Bros	1907
5053032010	3112	BRIGHTON	5D3	Craftsman	C.A. Scovel	C.A. Scovel	1906
5053031030	3113	BRIGHTON	5D3	Craftsman	F.L. Hassfurther	Unknown	1922
5053035012	2656 S	BRIGHTON	5D3	Transitional Craftsman	J.E. Breitwiser	J.E. Breitwiser	1906
5053034029	2702 S	BRIGHTON	5D3	Craftsman	W.D. Clark	W.D. Clark	1909

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railroa	ad and Horse	car Su	burbs; Streetcar Sub	ourbs; Arts & Crafts	Movement	
5053034030	2712 S	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1908
5053034037	2716 S	BRIGHTON	5D3	Transitional Craftsman	Nicols & Clark	W. D. Clark	1905
5053029035	2801 S	BRIGHTON	5D3	Craftsman	Unknown	Unknown	1905
5053029037	2827 S	BRIGHTON	5D3	Transitional Craftsman	Unknown	Ellwood Thorn	1906
5053030032	2913 S	BRIGHTON	5D3	American 4-Square	Unknown	Unknown	1905
5053030033	2917 S	BRIGHTON	3CS	American 4-Square	Unknown	Unknown	1902
5053033031	2946 S	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1910
5053031027	3107 S	BRIGHTON	5D3	Transitional Craftsman	Unknown	Unknown	1905
5053020013	2611	DALTON	5D3	Colonial Revival			1907
5053027029	2618	DALTON	5D3	Transitional Craftsman	Unknown	Unknown	1906
5053020016	2621	DALTON	5D3	Transitional Craftsman	Lester S Moore	Hattie P. Sherwood	1908
5053020019	2637	DALTON	5D3	Transitional Craftsman			1905
5053020021	2647	DALTON	5D3	Transitional Craftsman			1906
5053027038	2656	DALTON	5D3	Craftsman	Unknown	S.P. Sliphus	1911
5053025001	2900	DALTON	5D3	Transitional Craftsman	Roy Jones	Julius Kreiger	1922
5053022033	2907	DALTON	5D3	Craftsman	G.F. Sloan	G.F. Sloan	Unkn
5053025003	2912	DALTON	5D3	Craftsman	Unknown	J.J. Fastler	1905
5053025006	2926	DALTON	5D3	Craftsman	Chas F Patterson and Co	Chas F Patterson and Co	1907
5053022025	2927	DALTON	5D3	Transitional Craftsman			1904
5053022026	2937	DALTON	5D3	Transitional Craftsman			1906
5053022031	2953	DALTON	5D3	Craftsman	Los Angeles Co.	Home Makers	1912
5053025012	2956	DALTON	5D3	Transitional Craftsman	Unknown	Unknown	1910
5053023029	3023	DALTON	5D3	Craftsman			1910

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railro	ad and Horse	ecar Su	burbs; Streetcar Sul	ourbs; Arts & Crafts	Movement	
5053024007	3102	DALTON	5D3	Craftsman	J.A. Casr	H.A. Peck	1910
5053023028	3107	DALTON	5D3	Transitional Craftsman	H.E. Pack	H.E. Pack	1905
5053027028	2626 S	DALTON	3CS	American 4-Square	Unknown	Unknown	1905
5053020020	2641 S	DALTON	5D3	Transitional Craftsman			1903
5053027030	2646 S	DALTON	5D3	Transitional Craftsman	O.G. Rombotis	O.G. Rombotis	1906
5053021025	2703 S	DALTON	5D3	Craftsman			1908
5053021028	2707 S	DALTON	5D3	Transitional Craftsman	F.M. Taylor	A.J. Daniels	1905
5053021027	2723 S	DALTON	5D3	American 4-Square		Z.B. Saffill	1906
5053021031	2727 S	DALTON	5D3	Colonial Revival			1903
5053021029	2801 S	DALTON	5D3	American 4-Square			1905
5053021030	2807 S	DALTON	5D3	Craftsman		E.A. Day	1907
5053026029	2812 S	DALTON	5D3	Craftsman	Unknown	Hubbard and Gardner	1903
5053021032	2813 S	DALTON	5D3	Transitional Craftsman			1907
5053026030	2816 S	DALTON	5D3	Transitional Craftsman	F.P. Burnham	Otis Jones	1906
5053026032	2822 S	DALTON	5D3	Transitional Craftsman	G.J. Leoun	G.J. Leoun	1909
5053026033	2826 S	DALTON	5D3	Craftsman	Josephine Vollrath	Josephine Vollrath	1915
5053021033	2829 S	DALTON	5D3	Transitional Craftsman			1901
5053022028	2947 S	DALTON	5D3	Transitional Craftsman	J.H. Bensinger	J.H. Bensinger	1907
5053023036	3007 S	DALTON	5D3	Craftsman	A. Dudley	G.W. Bell, Geylon L. Wade.	1923
5053029006	2726	HALLDALE	5D3	Transitional Craftsman	Unknown	J.C. Bailey	1905
5053026020	2807	HALLDALE	5D3	American 4-Square	Unknown	Unknown	1900
5053026021	2813	HALLDALE	5D3	Craftsman	Unknown	Unknown	1905

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railro	ad and Horse	ecar Su	ıburbs; Streetcar Su	burbs; Arts & Crafts	Movement	
5053026024	2817	HALLDALE	5D3	Transitional Craftsman	Unknown	Unknown	1905
5053026022	2827	HALLDALE	5D3	Craftsman	B.L. Saunders and Co.	B.L. Saunders and Co.	1919
5053030003	2912	HALLDALE	5D3	Transitional Craftsman	Unknown	Unknown	1902
5053030007	2932	HALLDALE	5D3	Classical Revival	Unknown	Unknown	1905
5053030008	2934	HALLDALE	5D3	Craftsman	Unknown	Unknown	1905
5053025032	2951	HALLDALE	5D3	American 4-Square	Unknown	Unknown	1905
5053025030	2957	HALLDALE	5D3	Transitional Craftsman	Unknown	Unknown	1904
5053030012	2958	HALLDALE	5D3	Craftsman	Jet Mathis	Poole and Jones	1924
5053024025	3003	HALLDALE	5D3	Transitional Craftsman	Unknown	Unknown	unkn
5053031004	3016	HALLDALE	5D3	Queen Anne	Unknown	W.N. Boioan	1905
5053024030	3017	HALLDALE	5D3	Transitional Craftsman	Unknown	Unknown	1906
5053024029	3103	HALLDALE	5D3	American 4-Square	Unknown	Unknown	1903
5053027019	2621 S	HALLDALE	5D3	American 4-Square	Unknown	Unknown	1901
5053027020	2625 S	HALLDALE	5D3	American 4-Square	Unknown	Unknown	1910
5053027021	2627 S	HALLDALE	5D3	American 4-Square	Unknown	Unknown	1910
5053027022	2633 S	HALLDALE	5D3	American 4-Square	Unknown	Unknown	1906
5053028014	2650 S	HALLDALE	5D3	Transitional Craftsman	Unknown	Unknown	1905
5053028015	2654 S	HALLDALE	5D3	Craftsman	Frank M. Tyler	Morris C. White	1907
5053025014	2901 S	HALLDALE	5D3	American 4-Square	Unknown	Unknown	1904
5053025035	2907 S	HALLDALE	3CS	American 4-Square	Unknown	J.H. Hillock	1905
5053012026	2621 S	HARVARD	5D3	Craftsman			1909
5053012021	2657 S	HARVARD	5D3	Transitional Craftsman	Adelbert J. Perry	Adelbert J. Perry	1906
5053013030	2701 S	HARVARD	5D3	Craftsman	none	H.D. Becker	1909

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railro	ad and Horse	ecar Su	burbs; Streetcar Sul	ourbs; Arts & Crafts	Movement	
5053018002	2702 S	HARVARD	5D3	Craftsman	J.A. Mathis	Poole & Jones	1906
5053013025	2713 S	HARVARD	5D3	Craftsman			1907
5053013033	2723 S	HARVARD	5D3	Transitional Craftsman	H.E. Smith	H.E. Smith	1904
5053018008	2726 S	HARVARD	5D3	Craftsman	J.A. Mathis	Poole & Jones	1906
5053013034	2727 S	HARVARD	5D3	Craftsman			1906
5053018010	2806 S	HARVARD	5D3	Transitional Craftsman		S.P. Scott	1905
5053018011	2812 S	HARVARD	5D3	Transitional Craftsman		E.S. Williamson	1905
5053018012	2814 S	HARVARD	5D3	Transitional Craftsman		R. Nielsen	1907
5053013029	2821 S	HARVARD	5D3	Transitional Craftsman			1908
5053017001	2900 S	HARVARD	5D3	Craftsman			1904
5053017003	2910 S	HARVARD	5D3	Transitional Craftsman	Frank Tyler	W.W. Anderson	1903
5053014036	2933 S	HARVARD	5D3	Transitional Craftsman		F.H. Geer	1906
5053014030	2937 S	HARVARD	5D3	Transitional Craftsman			1904
5053017010	2946 S	HARVARD	5D3	Craftsman	H.G. Hildebrandt	H.G. Hildebrandt	1906
5053017011	2950 S	HARVARD	5D3	Transitional Craftsman	J.A. Mathis	Poole & Jones	1905
5053014034	2953 S	HARVARD	5D3	Transitional Craftsman	J.A. Mathis	Poole & Jones	1906
5053016002	3006 S	HARVARD	5D3	Transitional Craftsman	Westbery Burk	S. Damby	1907
5053015029	3015 S	HARVARD	5D3	Craftsman	F.M. Tyler	Tyler & Co.	1908
5053015030	3019 S	HARVARD	5D3	Craftsman			1907
5053015043	3023 S	HARVARD	5D3	Craftsman	J.A. Mathis	O.G. Rombotis	1906
5053015033	3027 S	HARVARD	5D3	Transitional Craftsman	J.L. Harvey; A.D. White	J.L. Harvey; A.D. White	1922
5053011027	2631 S	HOBART	5D3	Craftsman	Mathis	Winona Building Co.	1908
5053011022	2635 S	HOBART	5D3	Transitional Craftsman	Winona Building Co.	Winona Building Co.	1908

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railro	ad and Horse	ecar Su	ıburbs; Streetcar Sul	burbs; Arts & Crafts	Movement	
5053011023	2637 S	HOBART	5D3	Craftsman		Winona Building Co.	1908
5053012008	2640 S	HOBART	5D3	Craftsman	Guy V. Golf	August Harrison	1910
5053012009	2646 S	HOBART	5D3	Transitional Craftsman		Henry Vafdemkamp	1907
5053012010	2650 S	HOBART	5D3	Transitional Craftsman		M.H. Hannas	1907
5053012011	2656 S	HOBART	5D3	Craftsman	Winona Building Co.	Winona Building Co.	1908
5053013004	2716 S	HOBART	5D3	Craftsman	A. Dudley	F.S. Pettangile	1907
5053010030	2717 S	HOBART	5D3	Craftsman	Frank Raynes	Frank Raynes	1906
5053013009	2812 S	HOBART	5D3	Transitional Craftsman		Wm. W. Schneider	1905
5053013010	2816 S	HOBART	5D3	Transitional Craftsman		Wm. W. Scheider	1903
5053013011	2822 S	HOBART	5D3	Craftsman		S.E. Glaberg	1912
5053010025	2823 S	HOBART	5D3	Craftsman			1905
5053014001	2902 S	HOBART	5D3	Transitional Craftsman		Henry Gatz	1912
5053009030	2907 S	HOBART	5D3	Craftsman	J.A. Mathis	A.L. Smith	1905
5053009031	2911 S	HOBART	5D3	Craftsman	Frank Schoenrock	Frank Schoenrock	1906
5053014004	2912 S	HOBART	5D3	Craftsman		California Bungalows	1909
5053009032	2915 S	HOBART	5D3	Transitional Craftsman	none	Geo. R. Peterson	1907
5053014006	2922 S	HOBART	5D3	Transitional Craftsman		W.W. Anderson	1903
5053009034	2927 S	HOBART	5D3	Craftsman	Frank Schoenrock	Frank Schoenrock	1906
5053009028	2933 S	HOBART	5D3	Transitional Craftsman	J.H. Heaulton	J.H. Heaulton	1905
5053009029	2947 S	HOBART	5D3	Craftsman	J.A. Mathis	W.W. Anderson	1907
5053009037	2957 S	HOBART	5D3	Craftsman		R.N. Lamberth	1915
5053015001	3002 S	HOBART	5D3	Transitional Craftsman	Edward Kendall	Edward Kendall	1906
5053008013	3013 S	HOBART	5D3	Transitional Craftsman	F.M. Tyler	G.E. Fletcher	1906

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railro	ad and Horse	car Su	burbs; Streetcar Sub	ourbs; Arts & Crafts	Movement	
5053008014	3017 S	HOBART	5D3	Transitional Craftsman	G.E. Fletcher		1907
5053008015	3023 S	HOBART	5D3	Transitional Craftsman	H.L. Wilson	H.L. Wilson	1910
5053015009	3106 S	HOBART	5D3	Craftsman		W.W. Anderson	1924
5053020031	2640 S	LA SALLE	5D3	Transitional Craftsman			1904
5053019021	2647 S	LA SALLE	5D3	Transitional Craftsman	Joseph J. Blick	Geo. Conkling	1907
5053020032	2648 S	LA SALLE	5D3	Craftsman		Earnest Jorealson	1912
5053019022	2649 S	LA SALLE	5D3	Transitional Craftsman	none; Pacific Ready-Cut Homes	W.D. Clark; Pacific Ready-Cut Homes	1923
5053021001	2700 S	LA SALLE	5D3	Transitional Craftsman			1901
5053018015	2703 S	LA SALLE	5D3	Craftsman	W.D. Campbell	B.A. Carr	1907
5053021002	2706 S	LA SALLE	5D3	Transitional Craftsman	C.A. Scovel	C.A. Scovel	1906
5053018016	2707 S	LA SALLE	5D3	Colonial Revival with Craftsman features			1903
5053021004	2716 S	LA SALLE	5D3	American 4-Square			1902
5053018018	2717 S	LA SALLE	5D3	Transitional Craftsman	Lester S. Moore	A.R. Henry	1910
5053021006	2726 S	LA SALLE	5D3	Transitional Craftsman			1906
5053018020	2727 S	LA SALLE	5D3	Craftsman	Mathis	A.J. Carlson	1908
5053021008	2806 S	LA SALLE	5D3	Transitional Craftsman	Miss Rosa E. Lee	Tilman F. Whorton	1907
5053018022	2807 S	LA SALLE	5D3	Craftsman			1908
5053021009	2812 S	LA SALLE	5D3	Craftsman		E.S. Williamson & Co.	1900
5053018023	2813 S	LA SALLE	5D3	Transitional Craftsman		E.S. Williamson	1906
5053021010	2816 S	LA SALLE	5D3	American 4-Square			1908
5053018024	2817 S	LA SALLE	5D3	Transitional Craftsman	Morris Co.	Don E. Lytle	1908
5053022003	2912 S	LA SALLE	5D3	Transitional Craftsman	H.E. Smith	H.E. Smith; John F. Meredith	1907
5053022004	2918 S	LA SALLE	5D3	Craftsman	G.F. Sloan	G.F. Sloan	1905

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railro	ad and Horse	car Su	burbs; Streetcar Sub	ourbs; Arts & Crafts	Movement	
5053022005	2922 S	LA SALLE	5D3	Craftsman		John W. MacMillen.	1908
5053017020	2931 S	LA SALLE	5D3	Transitional Craftsman		J.H. Hillsell	1905
5053022007	2932 S	LA SALLE	5D3	Transitional Craftsman		Frank Schoenrock	1907
5053022008	2936 S	LA SALLE	5D3	Craftsman		Charles H. Hoyt	1922
5053017021	2937 S	LA SALLE	5D3	Transitional Craftsman	illegible	illegible	1905
5053017028	2941 S	LA SALLE	5D3	Transitional Craftsman		W.W. Anderson	1904
5053022009	2942 S	LA SALLE	5D3	Transitional Craftsman			1903
5053017024	2945 S	LA SALLE	5D3	Transitional Craftsman			1905
5053022010	2946 S	LA SALLE	5D3	Transitional Craftsman	Morris Bldg. Co.	Morris Bldg. Co.	1907
5053017025	2951 S	LA SALLE	5D3	Craftsman		Wm. W. Schneider	1912
5053022011	2952 S	LA SALLE	5D3	Transitional Craftsman	G.F. Sloan; Redimade Bldg. Co.; W.A. Severs	G.F. Sloan; Redimade Bldg. Co.	1910
5053023003	3012 S	LA SALLE	5D3	Transitional Craftsman	Chas Liddell	H.G. Hildebrandt	1906
5053016020	3015 S	LA SALLE	5D3	Transitional Craftsman		G.E. Kimble	1905
5053023005	3022 S	LA SALLE	5D3	Craftsman	W.R. Ziegler	W.R. Ziegler	1905
5053023006	3026 S	LA SALLE	5D3	Transitional Craftsman	W.R. Ziegler	W.R. Ziegler	1910
5053016022	3027 S	LA SALLE	5D3	Transitional Craftsman		J. Burris Mitchel & Co.	1906
5053023007	3102 S	LA SALLE	5D3	Craftsman			1906
5054005016	2630 S	NORMANDIE	5D1	American 4-Square	Unknown	Unknown	1905
5054005015	2636 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	Nichols and Clark	1905
5054005014	2642 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	N.F. Stokes	1906
5054005013	2646 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	N.F. Stokes	1906
5054005012	2652 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	M.F. Stokes	1908
5054005011	2656 S	NORMANDIE	5D1	Transitional Craftsman	C.A. Benway	C.A. Benway	1905

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Parcel No	No Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme:	Railro	ad and Horse	ecar Su	ıburbs; Streetcar Sul	burbs; Arts & Crafts	Movement	
5053034013	2701 S	NORMANDIE	5D3	Transitional Craftsman	Unknown	Unknown	1924
5054006001	2702 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	Unknown	1904
5053034014	2705 S	NORMANDIE	5D3	Transitional Craftsman	Unknown	Unknown	unkn
5054006002	2706 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	Unknown	1907
5053034015	2711 S	NORMANDIE	5D3	American 4-Square	Unknown	Unknown	1906
5053034016	2717 S	NORMANDIE	5D3	Transitional Craftsman	Unknown	Unknown	1905
5054006005	2720 S	NORMANDIE	5D1	Transitional Craftsman	Edward Kendall	Edward Kendall	1906
5053034017	2723 S	NORMANDIE	5D3	Craftsman	Unknown	Unknown	1908
5053034018	2727 S	NORMANDIE	5D3	Transitional Craftsman	Unknown	Unknown	1907
5054006008	2732 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	Unknown	1907
5053034020	2807 S	NORMANDIE	5D3	Transitional Craftsman	H.J. Eggers	H.J. Eggers	1908
5054006009	2810 S	NORMANDIE	5D1	Transitional Craftsman	G.L. Lrour	G.L. Lrour	1905
5053034021	2813 S	NORMANDIE	5D3	Transitional Craftsman	Unknown	Unknown	1906
5054006010	2816 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	Unknown	1906
5054006011	2818 S	NORMANDIE	5D1	Transitional Craftsman	Unknown	C.J. Leown	1905
5054006012	2828 S	NORMANDIE	5D1	Transitional Craftsman	unknown	G.J. Leown	1906
5054007012	2900 S	NORMANDIE	5D1	Craftsman	H.J. Tenaccec	Ley Bros	1913
5053033014	2907 S	NORMANDIE	5D3	Transitional Craftsman	Unknown	Unknown	1906
5053033015	2915 S	NORMANDIE	5D3	Transitional Craftsman	A.L. Acker	W.H. Wilson	1905
5053033016	2917 S	NORMANDIE	5D3	Transitional Craftsman	Unknown	Unknown	1903
5053033018	2929 S	NORMANDIE	5D3	Transitional Craftsman	P.J. Van Janck	A.J. Sherman	1913
5053032034	3027 S	NORMANDIE	5D3	Craftsman	D.T. Althouse	D.T. Althouse	1905
5053009007	2926 S	WESTERN	5D3	Craftsman		Henry J. Crawford	1913

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## ATTACHMENT B – IDENTIFIED RESOURCES BY ADDRESS

## Inventory by Address

1904 W 1962 W 1803 W 1940 W	27TH 27TH 29TH 29TH ADAMS	Farcel No  5053018001 5053010014 5053026026 5053014002 5054005001	NRHP Status Code  5D3 5D3 5D3 5D3	Architectural Styles  Mediterranean Revival Spanish Colonial Revival American 4-Square	B9a Architect	B9b Builder  L.A. Baner  Frank Armstrong	Period of Significance: 1923 1939
1962 W 1803 W 1940 W	27TH 29TH 29TH ADAMS	5053010014 5053026026 5053014002	5D3 5D3	Spanish Colonial Revival			
1962 W 1803 W 1940 W	27TH 29TH 29TH ADAMS	5053010014 5053026026 5053014002	5D3 5D3	Spanish Colonial Revival			
1803 W 1940 W	29TH 29TH ADAMS	5053026026 5053014002	5D3	•	** 1	Frank Armstrong	1939
1940 W	29TH ADAMS	5053014002		American 4-Square	** 1		1000
	ADAMS		5D3		Unknown	Unknown	1921
1688 W		5054005001		Transitional Craftsman		Frank Schoenrock	1908
1000 W	ADANG		5D1	Mediterranean Revival	Unknown	Unknown	1936
1999 W	ADAMS	5058015005	3S	Moderne	Paul R. Williams		1948
2622	BRIGHTON	5053035006	5D3	Reinaissance revival	Unknown	Unknown	1920
2648	BRIGHTON	5053035011	5D3	Shingle style with elements of American Foursquare	Unknown	Unknown	1903
2707	BRIGHTON	5053029032	5D3	Transitional Craftsman	Unknown	W.D. Clark	1911
2715	BRIGHTON	5053029033	5D3	Mediterranean Revival	Unknown	Unknown	1903
2720	BRIGHTON	5053034027	5D3	Spanish Colonial Revival	Metropolitan Architectural and Engineering	Eastern Construction Development	1922
2723	BRIGHTON	5053029029	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902
2726	BRIGHTON	5053034025	5D3	Transitional Craftsman	Unknown	Unknown	1904
2727	BRIGHTON	5053029034	5D3				1903
2800	BRIGHTON	5053034031	5D3	Transitional Craftsman	Unknown	Unknown	1907
2806	BRIGHTON	5053034032	5D3	American 4-Square	Unknown	Unknown	1903
2807	BRIGHTON	5053029030	5D3	Transitional Craftsman	Unknown	Unknown	1906
2812	BRIGHTON	5053034033	5D3	American 4-Square	Unknown	Unknown	1903
2815	BRIGHTON	5053029028	5D3	Transitional Craftsman	Unknown	Unknown	1902
2817	BRIGHTON	5053029026	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1904
2818	BRIGHTON	5053034034	5D3	American 4-Square	Unknown	Unknown	1903
2820	BRIGHTON	5053034026	5D3	Transitional Craftsman	Unknown	Unknown	1901
2823	BRIGHTON	5053029036	5D3	Transitional Craftsman	Unknown	Unknown	1906
2826	BRIGHTON	5053034036	5D3	Queen Anne	Unknown	Unknown	1901

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2939	BRIGHTON	5053030034	5D3	Queen Anne	Unknown	Unknown	1907
2945	BRIGHTON	5053030028	5D3	Transitional Craftsman	J.V. Peacock	J.V. Peacock	1907
2949	BRIGHTON	5053030030	5D3	Transitional Craftsman	Unknown	Unknown	1907
2952	BRIGHTON	5053033027	5D3	American 4-Square	Unknown	Unknown	1907
3026	BRIGHTON	5053032007	5D3	Transitional Craftsman	Unknown	Unknown	1906
3103	BRIGHTON	5053031029	5D3	Victorian Vernacular Cottage, Hipped Roof	Wilson	A.D. Peterson	1906
3106	BRIGHTON	5053032009	5D3	Craftsman	S. Butler	Burton Bros	1907
3112	BRIGHTON	5053032010	5D3	Craftsman	C.A. Scovel	C.A. Scovel	1906
3113	BRIGHTON	5053031030	5D3	Craftsman	F.L. Hassfurther	Unknown	1922
2656 S	BRIGHTON	5053035012	5D3	Transitional Craftsman	J.E. Breitwiser	J.E. Breitwiser	1906
2702 S	BRIGHTON	5053034029	5D3	Craftsman	W.D. Clark	W.D. Clark	1909
2703 S	BRIGHTON	5053029038	3CS	Queen Anne	Unknown	Unknown	1903
2706 S	BRIGHTON	5053034038	5D3	Queen Anne	Unknown	Nichols & Clark	1905
2712 S	BRIGHTON	5053034030	5D3	Transitional Craftsman	Unknown	Unknown	1908
2716 S	BRIGHTON	5053034037	5D3	Transitional Craftsman	Nicols & Clark	W. D. Clark	1905
2801 S	BRIGHTON	5053029035	5D3	Craftsman	Unknown	Unknown	1905
2827 S	BRIGHTON	5053029037	5D3	Transitional Craftsman	Unknown	Ellwood Thorn	1906
2913 S	BRIGHTON	5053030032	5D3	American 4-Square	Unknown	Unknown	1905
2917 S	BRIGHTON	5053030033	3CS	American 4-Square	Unknown	Unknown	1902
2946 S	BRIGHTON	5053033031	5D3	Transitional Craftsman	Unknown	Unknown	1910
2957 S	BRIGHTON	5053030031	5D3	Elements of Queen Anne	Unknown	Unknown	1905
3107 S	BRIGHTON	5053031027	5D3	Transitional Craftsman	Unknown	Unknown	1905
2611	DALTON	5053020013	5D3	Colonial Revival			1907
2616	DALTON	5053027033	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1904
2617	DALTON	5053020026	5D3	Mission Revival		W.P. Rodgers	1922
2618	DALTON	5053027029	5D3	Transitional Craftsman	Unknown	Unknown	1906
2621	DALTON	5053020016	5D3	Transitional Craftsman	Lester S Moore	Hattie P. Sherwood	1908
2627	DALTON	5053020017	5D3	Victorian Vernacular Cottage, Hipped Roof	O.L. Seelyic	O.L. Seelyic & San.	1905

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No	Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2630		DALTON	5053027037	5D3	Queen Anne	Unknown	Unknown	1902
2637		DALTON	5053020019	5D3	Transitional Craftsman			1905
2647		DALTON	5053020021	5D3	Transitional Craftsman			1906
2656		DALTON	5053027038	5D3	Craftsman	Unknown	S.P. Sliphus	1911
2900		DALTON	5053025001	5D3	Transitional Craftsman	Roy Jones	Julius Kreiger	1922
2906		DALTON	5053025037	5D3	Mediterranean	Unknown	Walter A. Smith Co.	2008
2907		DALTON	5053022033	5D3	Craftsman	G.F. Sloan	G.F. Sloan	Unkn
2912		DALTON	5053025003	5D3	Craftsman	Unknown	J.J. Fastler	1905
2926		DALTON	5053025006	5D3	Craftsman	Chas F Patterson and Co	Chas F Patterson and Co	1907
2927		DALTON	5053022025	5D3	Transitional Craftsman			1904
2937		DALTON	5053022026	5D3	Transitional Craftsman			1906
2953		DALTON	5053022031	5D3	Craftsman	Los Angeles Co.	Home Makers	1912
2956		DALTON	5053025012	5D3	Transitional Craftsman	Unknown	Unknown	1910
2957		DALTON	5053022032	5D3	Victorian Vernacular Cottage, Hipped Roof			1906
3022		DALTON	5053024005	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	F.E. Butler	1905
3023		DALTON	5053023029	5D3	Craftsman			1910
3102		DALTON	5053024007	5D3	Craftsman	J.A. Casr	H.A. Peck	1910
3107		DALTON	5053023028	5D3	Transitional Craftsman	H.E. Pack	H.E. Pack	1905
2626	S	DALTON	5053027028	3CS	American 4-Square	Unknown	Unknown	1905
2641	S	DALTON	5053020020	5D3	Transitional Craftsman			1903
2646	S	DALTON	5053027030	5D3	Transitional Craftsman	O.G. Rombotis	O.G. Rombotis	1906
2703	S	DALTON	5053021025	5D3	Craftsman			1908
2707	S	DALTON	5053021028	5D3	Transitional Craftsman	F.M. Taylor	A.J. Daniels	1905
2723	S	DALTON	5053021027	5D3	American 4-Square		Z.B. Saffill	1906
2727	S	DALTON	5053021031	5D3	Colonial Revival			1903
2801	S	DALTON	5053021029	5D3	American 4-Square			1905
2806	S	DALTON	5053026034	5D3	Queen Anne	Unknown	Hubbard and Gardner	1909
2807	S	DALTON	5053021030	5D3	Craftsman		E.A. Day	1907
2812	S	DALTON	5053026029	5D3	Craftsman	Unknown	Hubbard and Gardner	1903

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2813 S	DALTON	5053021032	5D3	Transitional Craftsman			1907
2816 S	DALTON	5053026030	5D3	Transitional Craftsman	F.P. Burnham	Otis Jones	1906
2822 S	DALTON	5053026032	5D3	Transitional Craftsman	G.J. Leoun	G.J. Leoun	1909
2826 S	DALTON	5053026033	5D3	Craftsman	Josephine Vollrath	Josephine Vollrath	1915
2829 S	DALTON	5053021033	5D3	Transitional Craftsman			1901
2947 S	DALTON	5053022028	5D3	Transitional Craftsman	J.H. Bensinger	J.H. Bensinger	1907
3007 S	DALTON	5053023036	5D3	Craftsman	A. Dudley	G.W. Bell, Geylon L. Wade.	1923
2616	HALLDALE	5053028029	5D3	Spanish Colonial Revival	Unknown	Unknown	1924
2620	HALLDALE	5053028008	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
2628	HALLDALE	5053028010	5D3	Mediterranean	Jay W. Burlington	Unknown	1915
2706	HALLDALE	5053029002	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
2712	HALLDALE	5053029003	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1900
2716	HALLDALE	5053029004	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
2722	HALLDALE	5053029005	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
2726	HALLDALE	5053029006	5D3	Transitional Craftsman	Unknown	J.C. Bailey	1905
2802	HALLDALE	5053029007	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902
2807	HALLDALE	5053026020	5D3	American 4-Square	Unknown	Unknown	1900
2813	HALLDALE	5053026021	5D3	Craftsman	Unknown	Unknown	1905
2817	HALLDALE	5053026024	5D3	Transitional Craftsman	Unknown	Unknown	1905
2822	HALLDALE	5053029011	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
2827	HALLDALE	5053026022	5D3	Craftsman	B.L. Saunders and Co.	B.L. Saunders and Co.	1919
2912	HALLDALE	5053030003	5D3	Transitional Craftsman	Unknown	Unknown	1902
2932	HALLDALE	5053030007	5D3	Classical Revival	Unknown	Unknown	1905
2934	HALLDALE	5053030008	5D3	Craftsman	Unknown	Unknown	1905

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2937	HALLDALE	5053025029	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
2942	HALLDALE	5053030009	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
2946	HALLDALE	5053030010	5D3	Victorian Vernacular Cottage, Hipped Roof	J.J. Hasller	J.J. Hasller	1900
2951	HALLDALE	5053025032	5D3	American 4-Square	Unknown	Unknown	1905
2952	HALLDALE	5053030011	5D3	Victorian Vernacular Cottage, Hipped Roof	J.J. Fastler	J.J. Fastler	1905
2957	HALLDALE	5053025030	5D3	Transitional Craftsman	Unknown	Unknown	1904
2958	HALLDALE	5053030012	5D3	Craftsman	Jet Mathis	Poole and Jones	1924
3003	HALLDALE	5053024025	5D3	Transitional Craftsman	Unknown	Unknown	unkn
3006	HALLDALE	5053031002	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	O.L. Adams	
3016	HALLDALE	5053031004	5D3	Queen Anne	Unknown	W.N. Boioan	1905
3017	HALLDALE	5053024030	5D3	Transitional Craftsman	Unknown	Unknown	1906
3026	HALLDALE	5053031006	5D3	Mission Revival	Burton and Wyse	Stanley Shave Construction Co. Inc.	2008
3100	HALLDALE	5053031007	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Bob Saffell	1905
3103	HALLDALE	5053024029	5D3	American 4-Square	Unknown	Unknown	1903
2621 S	HALLDALE	5053027019	5D3	American 4-Square	Unknown	Unknown	1901
2625 S	HALLDALE	5053027020	5D3	American 4-Square	Unknown	Unknown	1910
2626 S	HALLDALE	5053028009	5D3	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902
2627 S	HALLDALE	5053027021	5D3	American 4-Square	Unknown	Unknown	1910
2633 S	HALLDALE	5053027022	5D3	American 4-Square	Unknown	Unknown	1906
2650 S	HALLDALE	5053028014	5D3	Transitional Craftsman	Unknown	Unknown	1905
2654 S	HALLDALE	5053028015	5D3	Craftsman	Frank M. Tyler	Morris C. White	1907
2901 S	HALLDALE	5053025014	5D3	American 4-Square	Unknown	Unknown	1904
2907 S	HALLDALE	5053025035	3CS	American 4-Square	Unknown	J.H. Hillock	1905
2911 S	HALLDALE	5053025036	5D3	Queen Anne	Unknown	Unknown	1905
3022 S	HALLDALE	5053031005	3CS	Queen Anne	Unknown	Unknown	1900

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2621 S	HARVARD	5053012026	5D3	Craftsman			1909
2625 S	HARVARD	5053012035	5D3	Spanish Colonial Revival		O. McGuiness	1923
2634 S	HARVARD	5053019007	5D3	Mediterranean Revival	Hartman & Sisk	J.E. Bishop; Hartman & Sisk	1912
2641 S	HARVARD	5053012030	5D3	Victorian Verncaular Cottage, Hipped Roof			1908
2644 S	HARVARD	5053019009	5D3	Mission Revival	Bert H. Vreenegoor	McFadden & Winkelman; Bert H.	1927
2647 S	HARVARD	5053012031	5D3	Queen Ann			1907
2657 S	HARVARD	5053012021	5D3	Transitional Craftsman	Adelbert J. Perry	Adelbert J. Perry	1906
2701 S	HARVARD	5053013030	5D3	Craftsman	none	H.D. Becker	1909
2702 S	HARVARD	5053018002	5D3	Craftsman	J.A. Mathis	Poole & Jones	1906
2713 S	HARVARD	5053013025	5D3	Craftsman			1907
2723 S	HARVARD	5053013033	5D3	Transitional Craftsman	H.E. Smith	H.E. Smith	1904
2726 S	HARVARD	5053018008	5D3	Craftsman	J.A. Mathis	Poole & Jones	1906
2727 S	HARVARD	5053013034	5D3	Craftsman			1906
2806 S	HARVARD	5053018010	5D3	Transitional Craftsman		S.P. Scott	1905
2812 S	HARVARD	5053018011	5D3	Transitional Craftsman		E.S. Williamson	1905
2814 S	HARVARD	5053018012	5D3	Transitional Craftsman		R. Nielsen	1907
2821 S	HARVARD	5053013029	5D3	Transitional Craftsman			1908
2900 S	HARVARD	5053017001	5D3	Craftsman			1904
2908 S	HARVARD	5053017002	5D3	Victorian Vernacular Cottage, Hipped Roof	J.A. Mathis	G.T. Shoden	1904
2910 S	HARVARD	5053017003	5D3	Transitional Craftsman	Frank Tyler	W.W. Anderson	1903
2914 S	HARVARD	5053017004	5D3	Victorian Vernacular Cottage, Hipped Roof			1903
2919 S	HARVARD	5053014039	5D3	Victorian Vernacular Cottage, Hipped Roof			1908
2933 S	HARVARD	5053014036	5D3	Transitional Craftsman		F.H. Geer	1906
2937 S	HARVARD	5053014030	5D3	Transitional Craftsman			1904
2946 S	HARVARD	5053017010	5D3	Craftsman	H.G. Hildebrandt	H.G. Hildebrandt	1906
2950 S	HARVARD	5053017011	5D3	Transitional Craftsman	J.A. Mathis	Poole & Jones	1905

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2953 S	HARVARD	5053014034	5D3	Transitional Craftsman	J.A. Mathis	Poole & Jones	1906
3006 S	HARVARD	5053016002	5D3	Transitional Craftsman	Westbery Burk	S. Damby	1907
3015 S	HARVARD	5053015029	5D3	Craftsman	F.M. Tyler	Tyler & Co.	1908
3019 S	HARVARD	5053015030	5D3	Craftsman			1907
3023 S	HARVARD	5053015043	5D3	Craftsman	J.A. Mathis	O.G. Rombotis	1906
3027 S	HARVARD	5053015033	5D3	Transitional Craftsman	J.L. Harvey; A.D. White	J.L. Harvey; A.D. White	1922
3101 S	HARVARD	5053015031	5D3	Queen Ann			1922
2616	HOBART	5053012900	1S				1904
2631 S	HOBART	5053011027	5D3	Craftsman	Mathis	Winona Building Co.	1908
2635 S	HOBART	5053011022	5D3	Transitional Craftsman	Winona Building Co.	Winona Building Co.	1908
2637 S	HOBART	5053011023	5D3	Craftsman		Winona Building Co.	1908
2640 S	HOBART	5053012008	5D3	Craftsman	Guy V. Golf	August Harrison	1910
2641 S	HOBART	5053011026	5D3	Victorian Vernacular Cottage, Hipped Roof	Mathis	Winona Building Co.	1907
2646 S	HOBART	5053012009	5D3	Transitional Craftsman		Henry Vafdemkamp	1907
2650 S	HOBART	5053012010	5D3	Transitional Craftsman		M.H. Hannas	1907
2656 S	HOBART	5053012011	5D3	Craftsman	Winona Building Co.	Winona Building Co.	1908
2703 S	HOBART	5053010015	5D3	Spanish Colonial Revival	L.B. Clapp	Pac. Const. Fin. Co. Ltd.	1939
2707 S	HOBART	5053010016	5D3	Queen Anne			1918
2713 S	HOBART	5053010017	5D3	Colonial Revival	Otto Lefevre	Otto Lefevre	1920
2716 S	HOBART	5053013004	5D3	Craftsman	A. Dudley	F.S. Pettangile	1907
2717 S	HOBART	5053010030	5D3	Craftsman	Frank Raynes	Frank Raynes	1906
2721 S	HOBART	5053010028	5D3	Victorian Vernacular Cottage, Hipped Roof	W.J. Bliesner	Joe Flovis	1912
2726 S	HOBART	5053013006	5D3	Mission Revival	Wm. Barker	M.H. Lett	1922
2801 S	HOBART	5053010021	5D3	Victorian Vernacular Cottage, Hipped Roof	J.J. Fostler	J.J. Fostler	1908
2802 S	HOBART	5053013007	5D3	Victorian Vernacular Cottage, Hipped Roof	J.A. Mathis	Peffley & Miller	1904
2812 S	HOBART	5053013009	5D3	Transitional Craftsman		Wm. W. Schneider	1905
2816 S	HOBART	5053013010	5D3	Transitional Craftsman		Wm. W. Scheider	1903

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2822 S	HOBART	5053013011	5D3	Craftsman		S.E. Glaberg	1912
2823 S	HOBART	5053010025	5D3	Craftsman			1905
2902 S	HOBART	5053014001	5D3	Transitional Craftsman		Henry Gatz	1912
2907 S	HOBART	5053009030	5D3	Craftsman	J.A. Mathis	A.L. Smith	1905
2911 S	HOBART	5053009031	5D3	Craftsman	Frank Schoenrock	Frank Schoenrock	1906
2912 S	HOBART	5053014004	5D3	Craftsman		California Bungalows	1909
2915 S	HOBART	5053009032	5D3	Transitional Craftsman	none	Geo. R. Peterson	1907
2922 S	HOBART	5053014006	5D3	Transitional Craftsman		W.W. Anderson	1903
2927 S	HOBART	5053009034	5D3	Craftsman	Frank Schoenrock	Frank Schoenrock	1906
2933 S	HOBART	5053009028	5D3	Transitional Craftsman	J.H. Heaulton	J.H. Heaulton	1905
2947 S	HOBART	5053009029	5D3	Craftsman	J.A. Mathis	W.W. Anderson	1907
2957 S	HOBART	5053009037	5D3	Craftsman		R.N. Lamberth	1915
3002 S	HOBART	5053015001	5D3	Transitional Craftsman	Edward Kendall	Edward Kendall	1906
3004 S	HOBART	5053015002	5D3	Victorian Vernacular Cottage, Hipped Roof	Edward Kendall	Edward Kendall	1906
3013 S	HOBART	5053008013	5D3	Transitional Craftsman	F.M. Tyler	G.E. Fletcher	1906
3017 S	HOBART	5053008014	5D3	Transitional Craftsman	G.E. Fletcher		1907
3023 S	HOBART	5053008015	5D3	Transitional Craftsman	H.L. Wilson	H.L. Wilson	1910
3106 S	HOBART	5053015009	5D3	Craftsman		W.W. Anderson	1924
2610 S	LA SALLE	5053020034	5D3	Romanesque Revival	Austin & Brown; John C. Austin & W.C. Permill	E.E. Harriman; Richards- Neustadt Cons. Co.	1914
2621 S	LA SALLE	5053019016	5D3	None	C.E. Finhenbinder	C.E. Finhenbinder	1921
2631 S	LA SALLE	5053019018	5D3	Victorian Vernacular Cottage, Hipped Roof		J.A. Kemp	1906
2637 S	LA SALLE	5053019019	5D3	Mission Revival		Yard & Hielhorn	1906
2640 S	LA SALLE	5053020031	5D3	Transitional Craftsman			1904
2647 S	LA SALLE	5053019021	5D3	Transitional Craftsman	Joseph J. Blick	Geo. Conkling	1907
2648 S	LA SALLE	5053020032	5D3	Craftsman		Earnest Jorealson	1912
2649 S	LA SALLE	5053019022	5D3	Transitional Craftsman	none; Pacific Ready-Cut Homes	W.D. Clark; Pacific Ready-Cut Homes	1923
2700 S	LA SALLE	5053021001	5D3	Transitional Craftsman			1901

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of
							Significance:
2703 S	LA SALLE	5053018015	5D3	Craftsman	W.D. Campbell	B.A. Carr	1907
2706 S	LA SALLE	5053021002	5D3	Transitional Craftsman	C.A. Scovel	C.A. Scovel	1906
2707 S	LA SALLE	5053018016	5D3	Colonial Revival with Craftsman features			1903
2712 S	LA SALLE	5053021003	5D3	Queen Ann			1903
2713 S	LA SALLE	5053018017	5D3	Colonial Revival			1903
2716 S	LA SALLE	5053021004	5D3	America 4-Square			1902
2717 S	LA SALLE	5053018018	5D3	Transitional Craftsman	Lester S. Moore	A.R. Henry	1910
2723 S	LA SALLE	5053018019	5D3	Queen Ann			1894
2726 S	LA SALLE	5053021006	5D3	Transitional Craftsman			1906
2727 S	LA SALLE	5053018020	5D3	Craftsman	Mathis	A.J. Carlson	1908
2801 S	LA SALLE	5053018021	5D3	Queen Ann			1905
2802 S	LA SALLE	5053021007	5D3	Queen Ann			1903
2806 S	LA SALLE	5053021008	5D3	Transitional Craftsman	Miss Rosa E. Lee	Tilman F. Whorton	1907
2807 S	LA SALLE	5053018022	5D3	Craftsman			1908
2812 S	LA SALLE	5053021009	5D3	Craftsman		E.S. Williamson & Co.	1900
2813 S	LA SALLE	5053018023	5D3	Transitional Craftsman		E.S. Williamson	1906
2816 S	LA SALLE	5053021010	5D3	American 4-Square			1908
2817 S	LA SALLE	5053018024	5D3	Transitional Craftsman	Morris Co.	Don E. Lytle	1908
2823 S	LA SALLE	5053018025	5D3	Victorian Vernacular Cottage, Hipped Roof			1905
2912 S	LA SALLE	5053022003	5D3	Transitional Craftsman	H.E. Smith	H.E. Smith; John F. Meredith	1907
2918 S	LA SALLE	5053022004	5D3	Craftsman	G.F. Sloan	G.F. Sloan	1905
2922 S	LA SALLE	5053022005	5D3	Craftsman		John W. MacMillen.	1908
2931 S	LA SALLE	5053017020	5D3	Transitional Craftsman		J.H. Hillsell	1905
2932 S	LA SALLE	5053022007	5D3	Transitional Craftsman		Frank Schoenrock	1907
2936 S	LA SALLE	5053022008	5D3	Craftsman		Charles H. Hoyt	1922
2937 S	LA SALLE	5053017021	5D3	Transitional Craftsman	illegible	illegible	1905
2941 S	LA SALLE	5053017028	5D3	Transitional Craftsman		W.W. Anderson	1904
2942 S	LA SALLE	5053022009	5D3	Transitional Craftsman			1903

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2945 S	LA SALLE	5053017024	5D3	Transitional Craftsman			1905
2946 S	LA SALLE	5053022010	5D3	Transitional Craftsman	Morris Bldg. Co.	Morris Bldg. Co.	1907
2951 S	LA SALLE	5053017025	5D3	Craftsman		Wm. W. Schneider	1912
2952 S	LA SALLE	5053022011	5D3	Transitional Craftsman	G.F. Sloan; Redimade Bldg. Co.; W.A. Severs	G.F. Sloan; Redimade Bldg. Co.	1910
3011 S	LA SALLE	5053016019	5D3	Victorian Vernacular Cottage, Hipped Roof	O.F. Scherer	H.D.M. Cabe	1907
3012 S	LA SALLE	5053023003	5D3	Transitional Craftsman	Chas Liddell	H.G. Hildebrandt	1906
3015 S	LA SALLE	5053016020	5D3	Transitional Craftsman		G.E. Kimble	1905
3022 S	LA SALLE	5053023005	5D3	Craftsman	W.R. Ziegler	W.R. Ziegler	1905
3026 S	LA SALLE	5053023006	5D3	Transitional Craftsman	W.R. Ziegler	W.R. Ziegler	1910
3027 S	LA SALLE	5053016022	5D3	Transitional Craftsman		J. Burris Mitchel & Co.	1906
3102 S	LA SALLE	5053023007	5D3	Craftsman			1906
2630 S	NORMANDIE	5054005016	5D1	American 4-Square	Unknown	Unknown	1905
2636 S	NORMANDIE	5054005015	5D1	Transitional Craftsman	Unknown	Nichols and Clark	1905
2642 S	NORMANDIE	5054005014	5D1	Transitional Craftsman	Unknown	N.F. Stokes	1906
2646 S	NORMANDIE	5054005013	5D1	Transitional Craftsman	Unknown	N.F. Stokes	1906
2652 S	NORMANDIE	5054005012	5D1	Transitional Craftsman	Unknown	M.F. Stokes	1908
2656 S	NORMANDIE	5054005011	5D1	Transitional Craftsman	C.A. Benway	C.A. Benway	1905
2701 S	NORMANDIE	5053034013	5D3	Transitional Craftsman	Unknown	Unknown	1924
2702 S	NORMANDIE	5054006001	5D1	Transitional Craftsman	Unknown	Unknown	1904
2705 S	NORMANDIE	5053034014	5D3	Transitional Craftsman	Unknown	Unknown	unkn
2706 S	NORMANDIE	5054006002	5D1	Transitional Craftsman	Unknown	Unknown	1907
2711 S	NORMANDIE	5053034015	5D3	American 4-Square	Unknown	Unknown	1906
2717 S	NORMANDIE	5053034016	5D3	Transitional Craftsman	Unknown	Unknown	1905
2720 S	NORMANDIE	5054006005	5D1	Transitional Craftsman	Edward Kendall	Edward Kendall	1906
2723 S	NORMANDIE	5053034017	5D3	Craftsman	Unknown	Unknown	1908
2727 S	NORMANDIE	5053034018	5D3	Transitional Craftsman	Unknown	Unknown	1907
2732 S	NORMANDIE	5054006008	5D1	Transitional Craftsman	Unknown	Unknown	1907
2801 S	NORMANDIE	5053034019	5D3	Mediterranean	John O. Leuaeder	John O. Leuaeder	1922
2807 S	NORMANDIE	5053034020	5D3	Transitional Craftsman	H.J. Eggers	H.J. Eggers	1908

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No Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
2810 S	NORMANDIE	5054006009	5D1	Transitional Craftsman	G.L. Lrour	G.L. Lrour	1905
2813 S	NORMANDIE	5053034021	5D3	Transitional Craftsman	Unknown	Unknown	1906
2816 S	NORMANDIE	5054006010	5D1	Transitional Craftsman	Unknown	Unknown	1906
2818 S	NORMANDIE	5054006011	5D1	Transitional Craftsman	Unknown	C.J. Leown	1905
2828 S	NORMANDIE	5054006012	5D1	Transitional Craftsman	unknown	G.J. Leown	1906
2900 S	NORMANDIE	5054007012	5D1	Craftsman	H.J. Tenaccec	Ley Bros	1913
2903 S	NORMANDIE	5053033013	5D3	Colonial Revival	Unknown	Unknown	1895
2907 S	NORMANDIE	5053033014	5D3	Transitional Craftsman	Unknown	Unknown	1906
2915 S	NORMANDIE	5053033015	5D3	Transitional Craftsman	A.L. Acker	W.H. Wilson	1905
2917 S	NORMANDIE	5053033016	5D3	Transitional Craftsman	Unknown	Unknown	1903
2929 S	NORMANDIE	5053033018	5D3	Transitional Craftsman	P.J. Van Janck	A.J. Sherman	1913
2947 S	NORMANDIE	5053033022	5D3	Mission Revival	Mr. Harry Lunser	M. Alpert, H. Welensky and L. Goldberg	1924
3027 S	NORMANDIE	5053032034	5D3	Craftsman	D.T. Althouse	D.T. Althouse	1905
2926 S	WESTERN	5053009007	5D3	Craftsman		Henry J. Crawford	1913

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# ATTACHMENT C - IDENTIFIED RESOURCES BY STATUS CODE

## Inventory by Status Code

NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
<b>1S</b>							
	2616	HOBART	5053012900				1904
3CS							
						1	4000
	2703 S	BRIGHTON	5053029038	Queen Anne	Unknown	Unknown	1903
	2917 S	BRIGHTON	5053030033	American 4-Square	Unknown	Unknown	1902
	2626 S	DALTON	5053027028	American 4-Square	Unknown	Unknown	1905
	2907 S	HALLDALE	5053025035	American 4-Square	Unknown	J.H. Hillock	1905
	3022 S	HALLDALE	5053031005	Queen Anne	Unknown	Unknown	1900
<b>3S</b>							
	1999 W	ADAMS	5058015005	Moderne	Paul R. Williams		1948
<b>5D1</b>							
	1688 W	ADAMS	5054005001	Mediterranean Revival	Unknown	Unknown	1936
	2630 S	NORMANDIE	5054005016	American 4-Square	Unknown	Unknown	1905
	2636 S	NORMANDIE	5054005015	Transitional Craftsman	Unknown	Nichols and Clark	1905
	2642 S	NORMANDIE	5054005014	Transitional Craftsman	Unknown	N.F. Stokes	1906
	2646 S	NORMANDIE	5054005013	Transitional Craftsman	Unknown	N.F. Stokes	1906
	2652 S	NORMANDIE	5054005012	Transitional Craftsman	Unknown	M.F. Stokes	1908
	2656 S	NORMANDIE	5054005011	Transitional Craftsman	C.A. Benway	C.A. Benway	1905
	2702 S	NORMANDIE	5054006001	Transitional Craftsman	Unknown	Unknown	1904
	2706 S	NORMANDIE	5054006002	Transitional Craftsman	Unknown	Unknown	1907
	2720 S	NORMANDIE	5054006005	Transitional Craftsman	Edward Kendall	Edward Kendall	1906
	2732 S	NORMANDIE	5054006008	Transitional Craftsman	Unknown	Unknown	1907
	2810 S	NORMANDIE	5054006009	Transitional Craftsman	G.L. Lrour	G.L. Lrour	1905
	2816 S	NORMANDIE	5054006010	Transitional Craftsman	Unknown	Unknown	1906
	2818 S	NORMANDIE	5054006011	Transitional Craftsman	Unknown	C.J. Leown	1905
	2828 S	NORMANDIE	5054006012	Transitional Craftsman	unknown	G.J. Leown	1906

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NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	2900 S	NORMANDIE	5054007012	Craftsman	H.J. Tenaccec	Ley Bros	1913
<b>5D3</b>							
	1904 W	27TH	5053018001	Mediterranean Revival		L.A. Baner	1923
	1962 W	27TH	5053010014	Spanish Colonial Revival		Frank Armstrong	1939
	1803 W	29TH	5053026026	American 4-Square	Unknown	Unknown	1921
	1940 W	29TH	5053014002	Transitional Craftsman		Frank Schoenrock	1908
	2622	BRIGHTON	5053035006	Reinaissance revival	Unknown	Unknown	1920
	2648	BRIGHTON	5053035011	Shingle style with elements of American Foursquare	Unknown	Unknown	1903
	2707	BRIGHTON	5053029032	Transitional Craftsman	Unknown	W.D. Clark	1911
	2715	BRIGHTON	5053029033	Mediterranean Revival	Unknown	Unknown	1903
	2720	BRIGHTON	5053034027	Spanish Colonial Revival	Metropolitan Architectural and Engineering	Eastern Construction Development	1922
	2723	BRIGHTON	5053029029	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902
	2726	BRIGHTON	5053034025	Transitional Craftsman	Unknown	Unknown	1904
	2727	BRIGHTON	5053029034	Craftsman	Unknown	Unknown	1903
	2800	BRIGHTON	5053034031	Transitional Craftsman	Unknown	Unknown	1907
	2806	BRIGHTON	5053034032	American 4-Square	Unknown	Unknown	1903
	2807	BRIGHTON	5053029030	Transitional Craftsman	Unknown	Unknown	1906
	2812	BRIGHTON	5053034033	American 4-Square	Unknown	Unknown	1903
	2815	BRIGHTON	5053029028	Transitional Craftsman	Unknown	Unknown	1902
	2817	BRIGHTON	5053029026	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1904
	2818	BRIGHTON	5053034034	American 4-Square	Unknown	Unknown	1903
	2820	BRIGHTON	5053034026	Transitional Craftsman	Unknown	Unknown	1901
	2823	BRIGHTON	5053029036	Transitional Craftsman	Unknown	Unknown	1906
	2826	BRIGHTON	5053034036	Queen Anne	Unknown	Unknown	1901
	2939	BRIGHTON	5053030034	Queen Anne	Unknown	Unknown	1907
	2945	BRIGHTON	5053030028	Transitional Craftsman	J.V. Peacock	J.V. Peacock	1907
	2949	BRIGHTON	5053030030	Transitional Craftsman	Unknown	Unknown	1907
	2952	BRIGHTON	5053033027	American 4-Square	Unknown	Unknown	1907

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NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	3026	BRIGHTON	5053032007	Transitional Craftsman	Unknown	Unknown	1906
	3103	BRIGHTON	5053031029	Victorian Vernacular Cottage, Hipped Roof	Wilson	A.D. Peterson	1906
	3106	BRIGHTON	5053032009	Craftsman	S. Butler	Burton Bros	1907
	3112	BRIGHTON	5053032010	Craftsman	C.A. Scovel	C.A. Scovel	1906
	3113	BRIGHTON	5053031030	Craftsman	F.L. Hassfurther	Unknown	1922
	2656 S	BRIGHTON	5053035012	Transitional Craftsman	J.E. Breitwiser	J.E. Breitwiser	1906
	2702 S	BRIGHTON	5053034029	Craftsman	W.D. Clark	W.D. Clark	1909
	2706 S	BRIGHTON	5053034038	Queen Anne	Unknown	Nichols & Clark	1905
	2712 S	BRIGHTON	5053034030	Transitional Craftsman	Unknown	Unknown	1908
	2716 S	BRIGHTON	5053034037	Transitional Craftsman	Nicols & Clark	W. D. Clark	1905
	2801 S	BRIGHTON	5053029035	Craftsman	Unknown	Unknown	1905
	2827 S	BRIGHTON	5053029037	Transitional Craftsman	Unknown	Ellwood Thorn	1906
	2913 S	BRIGHTON	5053030032	American 4-Square	Unknown	Unknown	1905
	2946 S	BRIGHTON	5053033031	Transitional Craftsman	Unknown	Unknown	1910
	2957 S	BRIGHTON	5053030031	Elements of Queen Anne	Unknown	Unknown	1905
	3107 S	BRIGHTON	5053031027	Transitional Craftsman	Unknown	Unknown	1905
	2611	DALTON	5053020013	Colonial Revival			1907
	2616	DALTON	5053027033	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1904
	2617	DALTON	5053020026	Mission Revival		W.P. Rodgers	1922
	2618	DALTON	5053027029	Transitional Craftsman	Unknown	Unknown	1906
	2621	DALTON	5053020016	Transitional Craftsman	Lester S Moore	Hattie P. Sherwood	1908
	2627	DALTON	5053020017	Victorian Vernacular Cottage, Hipped Roof	O.L. Seelyic	O.L. Seelyic & San.	1905
	2630	DALTON	5053027037	Queen Anne	Unknown	Unknown	1902
	2637	DALTON	5053020019	Transitional Craftsman			1905
	2647	DALTON	5053020021	Transitional Craftsman			1906
	2656	DALTON	5053027038	Craftsman	Unknown	S.P. Sliphus	1911
	2900	DALTON	5053025001	Transitional Craftsman	Roy Jones	Julius Kreiger	1922
	2906	DALTON	5053025037	Mediterranean	Unknown	Walter A. Smith Co.	
	2907	DALTON	5053022033	Craftsman	G.F. Sloan	G.F. Sloan	Unkn
	2912	DALTON	5053025003	Craftsman	Unknown	J.J. Fastler	1905

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NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	2926	DALTON	5053025006	Craftsman	Chas F Patterson and Co	Chas F Patterson and Co	1907
	2927	DALTON	5053022025	Transitional Craftsman			1904
	2937	DALTON	5053022026	Transitional Craftsman			1906
	2953	DALTON	5053022031	Craftsman	Los Angeles Co.	Home Makers	1912
	2956	DALTON	5053025012	Transitional Craftsman	Unknown	Unknown	1910
	2957	DALTON	5053022032	Victorian Vernacular Cottage, Hipped Roof			1906
	3022	DALTON	5053024005	Victorian Vernacular Cottage, Hipped Roof	Unknown	F.E. Butler	1905
	3023	DALTON	5053023029	Craftsman			1910
	3102	DALTON	5053024007	Craftsman	J.A. Casr	H.A. Peck	1910
	3107	DALTON	5053023028	Transitional Craftsman	H.E. Pack	H.E. Pack	1905
	2641 S	DALTON	5053020020	Transitional Craftsman			1903
	2646 S	DALTON	5053027030	Transitional Craftsman	O.G. Rombotis	O.G. Rombotis	1906
	2703 S	DALTON	5053021025	Craftsman			1908
	2707 S	DALTON	5053021028	Transitional Craftsman	F.M. Taylor	A.J. Daniels	1905
	2723 S	DALTON	5053021027	American 4-Square		Z.B. Saffill	1906
	2727 S	DALTON	5053021031	Colonial Revival			1903
	2801 S	DALTON	5053021029	American 4-Square			1905
	2806 S	DALTON	5053026034	Queen Anne	Unknown	Hubbard and Gardner	1909
	2807 S	DALTON	5053021030	Craftsman		E.A. Day	1907
	2812 S	DALTON	5053026029	Craftsman	Unknown	Hubbard and Gardner	1903
	2813 S	DALTON	5053021032	Transitional Craftsman			1907
	2816 S	DALTON	5053026030	Transitional Craftsman	F.P. Burnham	Otis Jones	1906
	2022 5	DALTON	E052026022	Tuonaitional Cualtaman	CIIcom	CIIooun	1000
	2822 S 2826 S	DALTON DALTON	5053026032 5053026033	Transitional Craftsman Craftsman	G.J. Leoun	G.J. Leoun Josephine Vollrath	1909
				Transitional Craftsman	Josephine Vollrath	Josephine vonrath	1915 1901
	2829 S	DALTON	5053021033	Transitional Craftsman  Transitional Craftsman	I U Pancingar	I U Pancinger	
	2947 S	DALTON	5053022028		J.H. Bensinger	J.H. Bensinger	1907
	3007 S	DALTON	5053023036	Craftsman	A. Dudley	G.W. Bell, Geylon L. Wade.	
	2616	HALLDALE	5053028029	Spanish Colonial Revival Victorian Vernacular	Unknown	Unknown	1924
	2620	HALLDALE	5053028008	Cottage, Hipped Roof	Unknown	Unknown	1905

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NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	2628	HALLDALE	5053028010	Mediterranean	Jay W. Burlington	Unknown	1915
	2706	HALLDALE	5053029002	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
	2712	HALLDALE	5053029003	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1900
	2716	HALLDALE	5053029004	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
	2722	HALLDALE	5053029005	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
	2726	HALLDALE	5053029006	Transitional Craftsman	Unknown	J.C. Bailey	1905
	2802	HALLDALE	5053029007	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902
	2807	HALLDALE	5053026020	American 4-Square	Unknown	Unknown	1900
	2813	HALLDALE	5053026021	Craftsman	Unknown	Unknown	1905
	2817	HALLDALE	5053026024	Transitional Craftsman	Unknown	Unknown	1905
	2822	HALLDALE	5053029011	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
	2827	HALLDALE	5053026022	Craftsman	B.L. Saunders and Co.	B.L. Saunders and Co.	1919
	2912	HALLDALE	5053030003	Transitional Craftsman	Unknown	Unknown	1902
	2932	HALLDALE	5053030007	Classical Revival	Unknown	Unknown	1905
	2934	HALLDALE	5053030008	Craftsman	Unknown	Unknown	1905
	2937	HALLDALE	5053025029	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905
	2942	HALLDALE	5053030009	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1903
	2946	HALLDALE	5053030010	Victorian Vernacular Cottage, Hipped Roof	J.J. Hasller	J.J. Hasller	1900
	2951	HALLDALE	5053025032	American 4-Square	Unknown	Unknown	1905
	2952	HALLDALE	5053030011	Victorian Vernacular Cottage, Hipped Roof	J.J. Fastler	J.J. Fastler	1905
	2957	HALLDALE	5053025030	Transitional Craftsman	Unknown	Unknown	1904
	2958	HALLDALE	5053030012	Craftsman	Jet Mathis	Poole and Jones	1924
	3003	HALLDALE	5053024025	Transitional Craftsman	Unknown	Unknown	unkn
	3006	HALLDALE	5053031002	Victorian Vernacular Cottage, Hipped Roof	Unknown	O.L. Adams	
	3016	HALLDALE	5053031004	Queen Anne	Unknown	W.N. Boioan	1905

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NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
Couc							Significance:
	3017	HALLDALE	5053024030	Transitional Craftsman	Unknown	Unknown	1906
	3026	HALLDALE	5053031006	Mission Revival	Burton and Wyse	Stanley Shave Construction Co. Inc.	2008
	3100	HALLDALE	5053031007	Victorian Vernacular Cottage, Hipped Roof	Unknown	Bob Saffell	1905
	3103	HALLDALE	5053024029	American 4-Square	Unknown	Unknown	1903
	2621 S	HALLDALE	5053027019	American 4-Square	Unknown	Unknown	1901
	2625 S	HALLDALE	5053027020	American 4-Square	Unknown	Unknown	1910
	2626 S	HALLDALE	5053028009	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1902
	2627 S	HALLDALE	5053027021	American 4-Square	Unknown	Unknown	1910
	2633 S	HALLDALE	5053027022	American 4-Square	Unknown	Unknown	1906
	2650 S	HALLDALE	5053028014	Transitional Craftsman	Unknown	Unknown	1905
	2654 S	HALLDALE	5053028015	Craftsman	Frank M. Tyler	Morris C. White	1907
	2901 S	HALLDALE	5053025014	American 4-Square	Unknown	Unknown	1904
	2911 S	HALLDALE	5053025036	Queen Anne	Unknown	Unknown	1905
	2621 S	HARVARD	5053012026	Craftsman			1909
	2625 S	HARVARD	5053012035	Spanish Colonial Revival		O. McGuiness	1923
	2634 S	HARVARD	5053019007	Mediterranean Revival	Hartman & Sisk	J.E. Bishop; Hartman & Sisk	1912
	2641 S	HARVARD	5053012030	Victorian Verncaular Cottage, Hipped Roof			1908
	2644 S	HARVARD	5053019009	Mission Revival	Bert H. Vreenegoor	McFadden & Winkelman; Bert H. Vreenegoor	1927
	2647 S	HARVARD	5053012031	Queen Ann			1907
	2657 S	HARVARD	5053012021	Transitional Craftsman	Adelbert J. Perry	Adelbert J. Perry	1906
	2701 S	HARVARD	5053013030	Craftsman	none	H.D. Becker	1909
	2702 S	HARVARD	5053018002	Craftsman	J.A. Mathis	Poole & Jones	1906
	2713 S	HARVARD	5053013025	Craftsman			1907
	2723 S	HARVARD	5053013033	Transitional Craftsman	H.E. Smith	H.E. Smith	1904
	2726 S	HARVARD	5053018008	Craftsman	J.A. Mathis	Poole & Jones	1906
	2727 S	HARVARD	5053013034	Craftsman			1906
	2806 S	HARVARD	5053018010	Transitional Craftsman		S.P. Scott	1905
	2812 S	HARVARD	5053018011	Transitional Craftsman		E.S. Williamson	1905

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2814 S HARVARD 5053018012 Transitional Craftsman R. Nielsen 2821 S HARVARD 5053013029 Transitional Craftsman 2900 S HARVARD 5053017001 Craftsman	1907 1908 1904
	1904
2900 S HARVARD 5053017001 Craftsman	
	1004
2908 S HARVARD 5053017002 Victorian Vernacular J.A. Mathis G.T. Shoden Cottage, Hipped Roof	1904
2910 S HARVARD 5053017003 Transitional Craftsman Frank Tyler W.W. Anderson	1903
2914 S HARVARD 5053017004 Victorian Vernacular Cottage, Hipped Roof	1903
2919 S HARVARD 5053014039 Victorian Vernacular Cottage, Hipped Roof	1908
2933 S HARVARD 5053014036 Transitional Craftsman F.H. Geer	1906
2937 S HARVARD 5053014030 Transitional Craftsman	1904
2946 S HARVARD 5053017010 Craftsman H.G. Hildebrandt H.G. Hildebrandt	1906
2950 S HARVARD 5053017011 Transitional Craftsman J.A. Mathis Poole & Jones	1905
2953 S HARVARD 5053014034 Transitional Craftsman J.A. Mathis Poole & Jones	1906
3006 S HARVARD 5053016002 Transitional Craftsman Westbery Burk S. Damby	1907
3015 S HARVARD 5053015029 Craftsman F.M. Tyler Tyler & Co.	1908
3019 S HARVARD 5053015030 Craftsman	1907
3023 S HARVARD 5053015043 Craftsman J.A. Mathis O.G. Rombotis	1906
3027 S HARVARD 5053015033 Transitional Craftsman J.L. Harvey; A.D. White J.L. Harvey; A.D. W	/hite 1922
3101 S HARVARD 5053015031 Queen Ann	1922
2631 S HOBART 5053011027 Craftsman Mathis Winona Building Co	o. 1908
2635 S HOBART 5053011022 Transitional Craftsman Winona Building Co. Winona Building Co.	o. 1908
2637 S HOBART 5053011023 Craftsman Winona Building Co	o. 1908
2640 S HOBART 5053012008 Craftsman Guy V. Golf August Harrison	1910
2641 S HOBART 5053011026 Victorian Vernacular Mathis Winona Building Co Cottage, Hipped Roof	o. 1907
2646 S HOBART 5053012009 Transitional Craftsman Henry Vafdemkam	р 1907
2650 S HOBART 5053012010 Transitional Craftsman M.H. Hannas	1907
2656 S HOBART 5053012011 Craftsman Winona Building Co. Winona Building Co.	o. 1908
2703 S HOBART 5053010015 Spanish Colonial Revival L.B. Clapp Pac. Const. Fin. Co.	Ltd. 1939
2707 S HOBART 5053010016 Queen Anne	1918
2713 S HOBART 5053010017 Colonial Revival Otto Lefevre Otto Lefevre	1920

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	2716 S	HOBART	5053013004	Craftsman	A. Dudley	F.S. Pettangile	1907
	2717 S	HOBART	5053010030	Craftsman	Frank Raynes	Frank Raynes	1906
	2721 S	HOBART	5053010028	Victorian Vernacular Cottage, Hipped Roof	W.J. Bliesner	Joe Flovis	1912
	2726 S	HOBART	5053013006	Mission Revival	Wm. Barker	M.H. Lett	1922
	2801 S	HOBART	5053010021	Victorian Vernacular Cottage, Hipped Roof	J.J. Fostler	J.J. Fostler	1908
	2802 S	HOBART	5053013007	Victorian Vernacular Cottage, Hipped Roof	J.A. Mathis	Peffley & Miller	1904
	2812 S	HOBART	5053013009	Transitional Craftsman		Wm. W. Schneider	1905
	2816 S	HOBART	5053013010	Transitional Craftsman		Wm. W. Scheider	1903
	2822 S	HOBART	5053013011	Craftsman		S.E. Glaberg	1912
	2823 S	HOBART	5053010025	Craftsman			1905
	2902 S	HOBART	5053014001	Transitional Craftsman		Henry Gatz	1912
	2907 S	HOBART	5053009030	Craftsman	J.A. Mathis	A.L. Smith	1905
	2911 S	HOBART	5053009031	Craftsman	Frank Schoenrock	Frank Schoenrock	1906
	2912 S	HOBART	5053014004	Craftsman		California Bungalows	1909
	2915 S	HOBART	5053009032	Transitional Craftsman	none	Geo. R. Peterson	1907
	2922 S	HOBART	5053014006	Transitional Craftsman		W.W. Anderson	1903
	2927 S	HOBART	5053009034	Craftsman	Frank Schoenrock	Frank Schoenrock	1906
	2933 S	HOBART	5053009028	Transitional Craftsman	J.H. Heaulton	J.H. Heaulton	1905
	2947 S	HOBART	5053009029	Craftsman	J.A. Mathis	W.W. Anderson	1907
	2957 S	HOBART	5053009037	Craftsman		R.N. Lamberth	1915
	3002 S	HOBART	5053015001	Transitional Craftsman	Edward Kendall	Edward Kendall	1906
	3004 S	HOBART	5053015002	Victorian Vernacular Cottage, Hipped Roof	Edward Kendall	Edward Kendall	1906
	3013 S	HOBART	5053008013	Transitional Craftsman	F.M. Tyler	G.E. Fletcher	1906
	3017 S	HOBART	5053008014	Transitional Craftsman	G.E. Fletcher		1907
	3023 S	HOBART	5053008015	Transitional Craftsman	H.L. Wilson	H.L. Wilson	1910
	3106 S	HOBART	5053015009	Craftsman		W.W. Anderson	1924
	2610 S	LA SALLE	5053020034	Romanesque Revival	Austin & Brown; John C. Austin & W.C. Permill	E.E. Harriman; Richards- Neustadt Cons. Co.	1914
	2621 S	LA SALLE	5053019016	Mediterranean	C.E. Finhenbinder	C.E. Finhenbinder	1921

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NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	2631 S	LA SALLE	5053019018	Victorian Vernacular Cottage, Hipped Roof		J.A. Kemp	1906
	2637 S	LA SALLE	5053019019	Mission Revival		Yard & Hielhorn	1906
	2640 S	LA SALLE	5053020031	Transitional Craftsman			1904
	2647 S	LA SALLE	5053019021	Transitional Craftsman	Joseph J. Blick	Geo. Conkling	1907
	2648 S	LA SALLE	5053020032	Craftsman		Earnest Jorealson	1912
	2649 S	LA SALLE	5053019022	Transitional Craftsman	none; Pacific Ready-Cut Homes	W.D. Clark; Pacific Ready- Cut Homes	1923
	2700 S	LA SALLE	5053021001	Transitional Craftsman			1901
	2703 S	LA SALLE	5053018015	Craftsman	W.D. Campbell	B.A. Carr	1907
	2706 S	LA SALLE	5053021002	Transitional Craftsman	C.A. Scovel	C.A. Scovel	1906
	2707 S	LA SALLE	5053018016	Colonial Revival with Craftsman features			1903
	2712 S	LA SALLE	5053021003	Queen Ann			1903
	2713 S	LA SALLE	5053018017	Colonial Revival			1903
	2716 S	LA SALLE	5053021004	American 4-Square			1902
	2717 S	LA SALLE	5053018018	Transitional Craftsman	Lester S. Moore	A.R. Henry	1910
	2723 S	LA SALLE	5053018019	Queen Ann			1894
	2726 S	LA SALLE	5053021006	Transitional Craftsman			1906
	2727 S	LA SALLE	5053018020	Craftsman	Mathis	A.J. Carlson	1908
	2801 S	LA SALLE	5053018021	Queen Ann			1905
	2802 S	LA SALLE	5053021007	Queen Ann			1903
	2806 S	LA SALLE	5053021008	Transitional Craftsman	Miss Rosa E. Lee	Tilman F. Whorton	1907
	2807 S	LA SALLE	5053018022	Craftsman			1908
	2812 S	LA SALLE	5053021009	Craftsman		E.S. Williamson & Co.	1900
	2813 S	LA SALLE	5053018023	Transitional Craftsman		E.S. Williamson	1906
	2816 S	LA SALLE	5053021010	American 4-Square			1908
	2817 S	LA SALLE	5053018024	Transitional Craftsman	Morris Co.	Don E. Lytle	1908
	2823 S	LA SALLE	5053018025	Victorian Vernacular Cottage, Hipped Roof			1905
	2912 S	LA SALLE	5053022003	Transitional Craftsman	H.E. Smith	H.E. Smith; John F. Meredith	1907
	2918 S	LA SALLE	5053022004	Craftsman	G.F. Sloan	G.F. Sloan	1905

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NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	2922 S	LA SALLE	5053022005	Craftsman		John W. MacMillen.	1908
	2931 S	LA SALLE	5053017020	Transitional Craftsman		J.H. Hillsell	1905
	2932 S	LA SALLE	5053022007	Transitional Craftsman		Frank Schoenrock	1907
	2936 S	LA SALLE	5053022008	Craftsman		Charles H. Hoyt	1922
	2937 S	LA SALLE	5053017021	Transitional Craftsman	illegible	illegible	1905
	2941 S	LA SALLE	5053017028	Transitional Craftsman		W.W. Anderson	1904
	2942 S	LA SALLE	5053022009	Transitional Craftsman			1903
	2945 S	LA SALLE	5053017024	Transitional Craftsman			1905
	2946 S	LA SALLE	5053022010	Transitional Craftsman	Morris Bldg. Co.	Morris Bldg. Co.	1907
	2951 S	LA SALLE	5053017025	Craftsman		Wm. W. Schneider	1912
	2952 S	LA SALLE	5053022011	Transitional Craftsman	G.F. Sloan; Redimade Bldg. Co.; W.A. Severs	G.F. Sloan; Redimade Bldg. Co.	1910
	3011 S	LA SALLE	5053016019	Victorian Vernacular Cottage, Hipped Roof	O.F. Scherer	H.D.M. Cabe	1907
	3012 S	LA SALLE	5053023003	Transitional Craftsman	Chas Liddell	H.G. Hildebrandt	1906
	3015 S	LA SALLE	5053016020	Transitional Craftsman		G.E. Kimble	1905
	3022 S	LA SALLE	5053023005	Craftsman	W.R. Ziegler	W.R. Ziegler	1905
	3026 S	LA SALLE	5053023006	Transitional Craftsman	W.R. Ziegler	W.R. Ziegler	1910
	3027 S	LA SALLE	5053016022	Transitional Craftsman		J. Burris Mitchel & Co.	1906
	3102 S	LA SALLE	5053023007	Craftsman			1906
	2701 S	NORMANDIE	5053034013	Transitional Craftsman	Unknown	Unknown	1924
	2705 S	NORMANDIE	5053034014	Transitional Craftsman	Unknown	Unknown	unkn
	2711 S	NORMANDIE	5053034015	American 4-Square	Unknown	Unknown	1906
	2717 S	NORMANDIE	5053034016	Transitional Craftsman	Unknown	Unknown	1905
	2723 S	NORMANDIE	5053034017	Craftsman	Unknown	Unknown	1908
	2727 S	NORMANDIE	5053034018	Transitional Craftsman	Unknown	Unknown	1907
	2801 S	NORMANDIE	5053034019	Mediterranean	John O. Leuaeder	John O. Leuaeder	1922
	2807 S	NORMANDIE	5053034020	Transitional Craftsman	H.J. Eggers	H.J. Eggers	1908
	2813 S	NORMANDIE	5053034021	Transitional Craftsman	Unknown	Unknown	1906
	2903 S	NORMANDIE	5053033013	Colonial Revival	Unknown	Unknown	1895
	2907 S	NORMANDIE	5053033014	Transitional Craftsman	Unknown	Unknown	1906
	2915 S	NORMANDIE	5053033015	Transitional Craftsman	A.L. Acker	W.H. Wilson	1905

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NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	2917 S	NORMANDIE	5053033016	Transitional Craftsman	Unknown	Unknown	1903
	2929 S	NORMANDIE	5053033018	Transitional Craftsman	P.J. Van Janck	A.J. Sherman	1913
	2947 S	NORMANDIE	5053033022	Mission Revival	Mr. Harry Lunser	M. Alpert, H. Welensky and L. Goldberg	1924
	3027 S	NORMANDIE	5053032034	Craftsman	D.T. Althouse	D.T. Althouse	1905
	2926 S	WESTERN	5053009007	Craftsman		Henry J. Crawford	1913

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# ATTACHMENT D – PROFESSIONAL QUALIFICATIONS

#### Education

- Ph.D., Art History, University of California, Los Angeles, California, 2005
- M.A., Architectural History, University of Virginia, Charlottesville, Virginia, 1991
- Certificate of Historic Preservation, University of Virginia, Charlottesville, Virginia, 1991
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

#### **Professional Affiliations**

- Society of Architectural Historians
- California Preservation Foundation
- National Trust Forum, Center for Leadership, National Trust for Historic Preservation
- Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement

#### Summary

Margarita J. Wuellner, Ph.D., has over 20 years of experience in the practice of architectural history, historic preservation, and cultural resources management in California, the United States and abroad. She has an extensive background in art and architecture from the eighteenth through twenty-first century. She is a specialist in the study of visual culture, Modernism, urbanism, and cultural landscape. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Historic Preservation Planning.

Dr. Wuellner has received numerous awards and fellowships for her work including the Samuel H. Kress Foundation Fellowship, Art History; American Council of Learned Societies Fellowship; and Edward A. Dickson Graduate Fellowship, University of California.

#### Experience

Historic Preservation and Cultural Resources Management: Dr. Wuellner has extensive experience in the management, preservation and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local preservation ordinances. Dr. Wuellner is experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards and has assisted clients with State Historic Preservation Office consultation, Programmatic Agreements, and Memorandum of Agreements.

Dr. Wuellner has over 15 years of experience as a principal investigator, project manager, and technical lead for international, national and regional firms, including EDAW, Inc. and Parsons, Inc. She gained her professional training and experience with John Milner Associates in Alexandria, Virginia, and Land and Community Associates in Charlottesville, Virginia. Since returning to Los Angeles in 1995, she has conducted a wide variety of regional and local projects for compliance with CEQA and local preservation ordinances. These projects have included the completion of city-wide and county-wide surveys, as well as evaluation of regional resources.

Surveys and Historic Contexts: Dr. Wuellner has surveyed thousands of properties and conducted extensive research to document and evaluate the significance of historic resources at the local, state, and national levels. She has designed and implemented a variety of large-scale state-wide, county-wide, and city-wide surveys throughout the United States, as well as transportation, military, industrial, urban, and rural surveys. Dr. Wuellner has conducted numerous projects in California and metropolitan Los Angeles for state and local agencies and private clients. She continues to work on a national basis and recently completed the innovative South Texas Ranching Study for the Texas Department of Transportation (TxDot). Dr. Wuellner is conducting two large-scale surveys under contract to the Community Redevelopment Agency of the City of Los Angeles. These surveys are evaluating historical resources in the Wilshire Center/Koreatown Recovery Redevelopment Project Area and the Normandie 5 Redevelopment Project Area.

*Professional Publications*: Dr. Wuellner has authored over 100 technical reports representative of a full spectrum of historical resources investigations for incorporation into CEQA/NEPA environmental review documents and other stand-alone reports such as National Register nominations and historic preservation plans.

Dr. Wuellner is experienced in the preparation and implementation of mitigation recommendations to reduce potential impacts to historic resources. She has demonstrated experience in the preparation of Historic Structure Reports (HSRs); Historic Buildings Maintenance and Treatment Plans; Historic Preservation Management Plans; Historic American Building Surveys (HABS); Historic American Landscape Surveys (HALS); and Cultural Landscape Reports (CLRs).



#### Education

- M. Arch., School of Architecture, Tulane University, New Orleans, Louisiana, 2005
- M.A., American Architectural History, University of Mississippi, Oxford, Mississippi, 2000
- B.A., Early American History, Occidental College, Los Angeles, California, 1996
- Graduate Study, Historic
   Preservation, Graduate School of
   Architecture, Planning &
   Preservation, Columbia University,
   New York, New York, 2002

#### **Continuing Education**

- LEED Workshop, U.S. Green Building Council
- Evaluating Historical Resources in the Los Angeles Area, Association of Environmental Professionals

#### **Professional Affiliations**

- The American Institute of Architects
- LEED Accredited Professional, U.S.
   Green Building Council
- Los Angeles Conservancy
- National Trust for Historic Preservation
- American Farmland Trust

#### **Awards**

 Sally Kress Tompkins Fellowship, Society of Architectural Historians, 2000

#### Summary

Jon Lamar Wilson has over eight years of professional and academic experience in the practice of architecture, historic preservation, and architectural history. He has a wide-ranging knowledge of nineteenth and twentieth-century American Architecture, with a specific focus on California and the American South. In particular, Mr. Wilson is an expert in both urban and rural housing types and how they relate to their larger context. His qualifications and experience exceeds those of the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Historic Architecture.

#### Experience

Mr. Wilson has a broad training and professional experience in the practice of Historic Preservation and Cultural Resource Management. He has extensive experience consulting clients on projects for compliance of Sections 106 of the National Historic Preservation Act (NHPA), the California Environmental Quality Act (CEQA), and local preservation ordinances. Mr. Wilson is experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, and has assisted clients with Historic American Buildings Survey (HABS) documentation, Historic Structure Reports (HSR), National Register of Historic Places nominations, California Register of Historical Resources nominations, local historic designation nominations, Historic Preservation Federal Tax Credit applications, preservation design, and feasibility reports.

HABS: Mr. Wilson worked professionally as an employee and a private contractor for the HABS, a historic building documentation department within the National Park Service. His relationship with HABS began after he won the Sally Kress Tompkins Fellowship, an academic research grant jointly awarded by HABS and the Society of Architectural Historians. As an employee of HABS, Mr. Wilson initially worked documenting a colonial governor's rural retreat just outside Philadelphia, Pennsylvania, and then over several years worked in Natchitoches, Louisiana, documenting rural housing patterns and types, and producing an urban history on the development of the town's commercial district.

Mr. Wilson worked at Historic Resources Group (HRG) in Los Angeles prior to joining PCR. At HRG, Mr. Wilson worked for the City of Riverside conducting HABS documentation for the Stalder Building and Brown's Garage, creating a CEQA technical report, a Federal Tax Credit for Historic Preservation application, and design monitoring for the Fox Riverside Theatre, an HSR for the National Landmark Harada House, and a historic interpretation plan for the grain silos at the Riverwalk at La Sierra University.

Surveys: Mr. Wilson has conducted historical and cultural resource surveys for specific plans in Placentia and Santa Ana in Orange County, California, and in Whittier, California. He helped produce the National Register Nomination and design consulting for Santa Anita Park, Conducted Section 106 Review for the City of Los Angeles, authored a California Culture and Historical Endowment (CCHE) grant for the City of El Monte's Southern California Heritage Walk. He conducted a survey of contributing "puestos" to the El Pueblo de Los Angeles Historic Monument. Mr. Wilson produced historic preservation design drawings and conducted design review for multiple historic properties including the Marion Davies Estate, the Lopez Adobe, Orchard Gables, and the Hughes Industrial Historic District. He also produced a Federal Tax Credit for Historic Preservation application for the Lompoc Theatre, and many other documents related to historic preservation and cultural resource management.

#### Education

- M.S., Historic Preservation (Emphasis: Conservation), Columbia University, New York, New York, 2008
- B.S., Design, (Emphasis: Interior Architecture),
   University of California, Davis,
   California, 2002
- B.A., Art History, University of California, Davis, California, 2002

#### **Professional Affiliations**

- American Society of Interior Designers
- National Trust for Historic Preservation
- Association for Preservation Technology
- Los Angeles Conservancy
- Santa Monica Conservancy

#### Summary

Amanda Kainer has over four years of professional and academic experience in the practice of historic preservation and architectural history throughout the United States.

Ms. Kainer's qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Historic Preservation Planning. She has a wide-ranging knowledge of nineteenth- and twentieth-century American Architecture and Interior Design. Ms. Kainer has advanced skills in researching and documenting residential interior design, and analyzing preservation easements. She also specialized in conservation with knowledge of analytical methods, and materials such as stone, metal, mortar, bricks and finishes.

#### Experience

Historic Preservation Documentation and Research: Ms. Kainer has conducted extensive archival research, field observation, and recordation for numerous historic documentation projects. She provided database management for the Adelante Eastside Redevelopment Project and the Wilshire Center/Koreatown Historic Resources Survey and served as the Survey Team Leader for the survey of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Ms. Kainer is currently assisting with the management of the survey database and research for the Normandie 5 Survey in Los Angeles.

Ms. Kainer has completed character-defining features reports, and assistance with investment tax credit applications and Historic American Building Survey (HABS) documentation. She has contributed to Historic Resource Assessments for residential properties in Laguna Beach and Redondo Beach, as well as a bowling alley in Chatsworth. Ms. Kainer has prepared Conditions Assessments and provided recommendations for two projects in New York, including the East and West Parlors of the Van Cortlandt House Museum in the Bronx and the Orange County and Government Center in Goshen. She has assisted with the HABS documentation of the Schoebnerg Institute and the Santa Monica City Jail. Ms. Kainer has contributed to character-defining features reports for All Saints Church and Polytechnic Elementary School in Pasadena.

Santa Monica: Ms. Kainer has served as a research assistant and co-author for numerous reports for the City of Santa Monica as part of PCR's on-call contract with the City. She has experience providing research assistance, critical analysis, and writing for City Landmark Assessment and Evaluation reports, Preliminary Assessment Memoranda, and Structure of Merit Evaluations. The reports evaluated a variety of commercial, residential and institutional properties, including the Bay Builders Exchange (1503-1509 4<sup>th</sup> Street), the Keller Block (1456-1460 3rd Street/227 Broadway), the Santa Monica Doctor's Building (2125 Arizona Avenue), the Shangri-La Hotel (1301 Ocean Avenue), and a residential property (142 Hollister Avenue).

## ATTACHMENT E – DPR FORMS

SEE VOLUME II.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		NKHF 30	alus Coue	5D5			
	Review Code	Reviewer _			Dat	te		_
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by record		1940 297				
P2. Location:	Location Map as necessary.)		a. Count					
b. USGS 7.5' Quad	Date T	; R	,	1/4 of	1/4 of Sec	;	20010	B.M.
c. Address: 1940		TH ST	City	LOS ANGEL			90018	
d. UTM: (Give more than one for la	,	Zone	onnronrio	;	mE/	mN		
<ul> <li>e. Other Locational Data (e.g. Parce Oriented with primary (north) elevation</li> <li>Boulevard.</li> </ul>				,	. Hobart Bouleva	ard and S. H	larvard	
					Parcel No	. 5053014	1002	
• '	and its major elements. Include	•						
One-and-one-half story; near rectar exposed rafter tails, knee braces, fl leading to full-width recessed entry (material obscured by security door fence with brick columns.	ared eaves; concrete founda porch, squared columns sitt	ition; wood o	clapboar ne piers	rd siding on support por	exterior walls; ch roof; entry o	concrete s door within	teps porch	
P3b. Resource Attributes: (List attribu	ites and codes) HP 2. 3	Single family	property					
P4. Resources Present:  Building			strict	Element of	District Oth	ner (Isolates,	. etc.)	
				(V <i>No</i> <b>P6</b>	5b Description of iew, date, acces orth elevation, Lk  5. Date Construct  Prehistoric  008 Los Angeles	ssion #) kg S, 3/6/09 cted/Age an ✓ Historie	c 🗆	ces: Both
				P7	7. Owner Addres	-	55557	
				19	940 W 29TH ST OS ANGELES CA	A, CA 90018	3	
				P8	B. Recorded by:			
					ame, affiliation,		;)	
				Je	ennifer Krintz			
			TO	Ga	alvin Preservatio	n Associate	S	
					311 S. Pacific Co edondo Beach, C	,	v, Ste.	
				PS	). Date Recorde	:d:	5/7/2	009
					I <b>0. Survey Type</b> tensive Level Su		e)	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")						
Attachments: NONE	Continuation Sheet		<b>✓</b> Dietr	rict Record	□ <b>P</b>	k Art Record	4	
Location Map	Building, Structure, and Obje	ect Record		ar Feature Re		act Record	•	
Sketch Map Other: (List)	Archaeological Record	501 110001u		ng Station Re	_	tograph Rec	ord	

Page 2 of 3		NRHP Status Code:	5D3
Ü	Resource Name or # (Assigned by	recorder) 1940 29TH ST	
B1. Historic Name	):		
B2. Common Nam			
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural	I Style: Transitional Craftsman  I History: (Construction date, alterations, and date of all	terations)	
	ling permit for construction of residence. Owner: Henry Ba	•	ck.
	,		
B7. Moved?	✓ No	Original Location:	
B8. Related Feat		3	
B9a. Architect:		B9b. Builder: Frank Schoenrock	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar		
Period of Signature			Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined	d by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early streeto	car suburb. At the time of its subdivision	n in 1887 the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and la		
	ran along the perimeter of the tract on Adams Boule ne south. By 1912, most of the parcels in the Charl		
residences.	le south. By 1912, most of the parcels in the Chan	es victor riali Tract were improved with	Sirigic-rarrilly
	aid out on a rectangular grid of streets running nortl consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
the adjoining al	lleys. Street features within the tract include consis	stent sidewalks and plantings. Large s	treet trees are
	dent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Je		
constructed are	ing the perimeter streets of Western, Adams and Je	enerson later in the tract's history, most	y during the 1920s.
B11. Additional Re B12. References:	· · · · · · · · · · · · · · · · · · ·	2. Single family property	
	.os Angeles Times, Sanborn Maps		
, , , , , ,	<b>3</b>		
		<b>A</b>	
B13. Remarks:		N	
		IN I	
B14. Evaluator:	Jennifer Krintz reservation Asso	ociates	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluation	on: 5/	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 1940 29TH ST

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 1688 ADAMS BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 1688 ADAMS BLVD City LOS ANGELES Zip 90007 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (north) elevation facing north. Located on the south side of Adams Boulevard. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Mediterranean Revival commercial property; flat roof with Spanish tile; painted stucco; wood-frame roof; wood stud-wall structure; second-story balconettes; awnings (alteration); arched transom multi-light windows over altered storefronts; multi-light casement windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) North Elevation, Lkg S, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1936 P7. Owner Address: NORMANDIE PROPERTY INVESTM 2331 WESTWOOD BLVD LOS ANGELES CA. CA 90064 P8. Recorded by: 2606 (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP S	status Code: 5D1
1 agc 2 01 3	Resource Name or # (Assigned by recorder) 1688 ADAMS B	LVD
B1. Historic Name B2. Common Nam B3. Original Use: B5. Architectural B6. Construction No original permit	ame: Name se: Commercial B4. Present Use: Commercial ural Style: Mediterranean Revival ition History: (Construction date, alterations, and date of alterations)	
B7. Moved? ✓ B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: Original Location: eatures:	
(Discuss importan		
surrounded by a area was prope streetcar lines r	e Victor Hall Tract is a good example of an early streetcar suburb. At the time of by farmland and considered a great distance from the city center of Los Angele opelled by the advent of the horsecar, cable car, and later the electric car, confess ran along the perimeter of the tract on Adams Boulevard to the north, Wester of the south. By 1912, most of the parcels in the Charles Victor Hall Tract were	es. Residential development within the necting it to downtown. By 1910, three ern Avenue to the west and Jefferson
residential and the same distar the adjoining al particularly evic	is laid out on a rectangular grid of streets running north-south and east-west. Indiconsist of rectangular lots separated by rear alleyways. The residences are stance creating wide front yards. Behind many of the residences are garages gralleys. Street features within the tract include consistent sidewalks and plant evident along Hobart Boulevard. Commercial buildings and multi-family aparts along the perimeter streets of Western, Adams and Jefferson later in the tract's	e all set back from the street at roughly and ancillary buildings accessible from tings. Large street trees are nent buildings were eventually
B12. References:		
LA City Permits, L	s, Los Angeles Times, Sanborn Maps	
B13. Remarks:	N	
B14. Evaluator:	r: Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	
Date of Evaluatio	ation: 3/17/2009	
	(This space reserved for official comments.)	

Primary # HRI# **Trinomial** 

Page 3 of 3 Resource Name or # (Assigned by recorder) 1688 ADAMS BLVD

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: The Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NUD Status Code

**NRHP Status Code Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 1999 ADAMS Boulevard Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 1999 ADAMS Boulevard City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (southwest) elevation facing southwest. Located on the north side of W. Adams Boulevard between Western Avenue and S. Hobart Boulevard. Parcel No. 5058015005 (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) P3 Description: Six-story; near L-shaped plan; Moderne commercial building; flat roof, decorative vertical boards on façade center wall, streamline signage over the primary entryway; concrete foundation; concrete siding with scored detailing; concrete walkway leading to one primary entryway flanked by four panels of marble surmounted by a streamline hood; two glass-plated metal doors; primarily aluminum slider windows; low concrete wall surrounding front courtyard entry. P3b. Resource Attributes: (List attributes and codes) HP 7. 3+ story commercial building P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) Southwest elevation, Lkg NE, 3/16/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1948, Los Angeles County Assessor P7. Owner Address: 0 PO BOX 957 WILMINGTON DE 19899 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/8/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3						NRHP	Status Code:	3S
-		Resource	Name or #	(Assigned by	recorder)	1999 ADAMS	Boulevard	
B1. Historic Name: B2. Common Name B3. Original Use: B5. Architectural St B6. Construction Hi Built in 1948.	Golden : Commer tyle:	State Mutual Build	ding	B4. Present I		ommercial		
Bant III 1340.								
	_	′es	n Date:		Original	Location:		
B8. Related Feature	es:							
B9a. Architect: Pau B10. Significance: 1 Period of Signi	Theme:	Railroad and H		urbs; Streetcar			Applicable	e Criteria A, C
•				ntext as define	d by them	e, period, and ge	eographic scope.	Also address integrity.)
Theme: Ethnic/Cu	ııturaı ar	na Genaer Dive	rsity					
as African Americ	an famil hborhoo	lies moved in. Index. The number	Reflecting na	ationwide tren	nds, simil	ar population t	ransitions were	vay from the city center occurring in many south crease through the
wrote, "The three included stores of customers and co came to shop, wo	most po f all kind ongregar orship, do lentity. inity lead	otent of these in s, medical and nts, stimulating ebate, organize They also demo ders. In many r	stitutions we dental office the kind of s , and sociali onstrated the espects, the	ere race pape s, funeral hor treet life that ze. Significal e importance	rs, black mes, and creates s ntly, thes of the bla	churches and financial instit successful neig e institutions p ack middle clas	black businesse utions. The ent ghborhood-base layed a key role ss, who ran thes	d community. People in fostering a sense of e establishments and
B11. Additional Resc B12. References: LA City Permits, Los				des) HP 7.	3+ story o	commercial build	ling	
B13. Remarks:					,	N		
	611 S. Pa	askie ncific Coast Highw Beach, CA 90277	_	eservation Asso	ociates			
Date of Evaluation:		, , , , , , , , , , , , , , , , , , , ,		5/	8/2009			
(T	his space	e reserved for offi	cial comment	s.)				

## State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 1999 ADAMS Boulevard

Recorded by Laura Vanaskie Date 5/8/2009

#### **B10 Significance (Continued)**

There are two extant resources in the Normandie 5 Survey Area which represent the businesses and institutions about which Doug Flamming wrote: the Greater Page Temple Church of God in Christ and the Golden State Mutual Building.

The Golden State Mutual Building, located at the intersection of Adams Boulevard and Western Avenue, is an extant commercial building historically associated with the survey area's African American population.

It was designed in 1948 by acclaimed African American architect Paul R. Williams. The six-story building incorporates a mix of modern architectural styles, including Late Moderne and Mid-century Modern. (For a brief discussion of Williams's career, see associated architecture context.)

The aptly-named Golden State Mutual Building housed the Golden State Mutual Life Insurance Company. The company began in the early 1920s, when William Nickerson, Norman Houston and George Beavers, Jr., partnered to operate a California branch of the American Mutual Benefit Association, a black fraternal group based in Texas that sold insurance policies. The men struck out on their own with the intention of growing the company into a full-line black owned insurance company. Their goals were to hire black workers and to grant home and business loans. Golden State received its state license in 1925. Its first office space was a one-room office at located 1435 Central Avenue. The venture was so successful that in 1928, it constructed a grand headquarters building at 4111 Central Avenue. By 1930, just five years after its founding, the company was making \$240,000 annually, employing 130 blacks in white-collar positions, and granting mortgage loans to black home and business owners. It continued to grow during the Depression to become the largest black-owned company in the West.

The Golden State building at the corner of Adams and Western serves as an important physical reminder of Golden State's success and a representation of its prominence within the black community of Los Angeles in the mid-century.

Theme: Architects and Builders

Paul R. Williams, one of the leading architects in southern California, designed the Golden State Mutual Building located at the intersection of Adams and Western. He is widely recognized as a master architect in the context of post-WWII modernism. While the African American architect might be best known for his pre-war period revival style houses, he also produced several impressive modern commercial buildings after the war.

Williams studied at the Los Angeles School of Art and Design and at the Los Angeles branch of the New York Beaux-Arts Institute of Design Atelier. He worked as a landscape architect for short time until attending the University of Southern California. He designed several residential buildings while still a student there. In 1921, Williams became a certified architect. He was the first certified African American architect west of the Mississippi. He was also the first African American member of the American Institute of Architects (AIA). In 1939, he won the AIA Award of Merit for his design of the MCA Building in Los Angeles. In 1953, the NAACP awarded him the Spingarn Medal, and in 1957, he became the first African American to be voted into the AIA College of Fellows.

Williams had a prolific career, designing over 2,000 private residences, as well as many major commercial buildings in southern California. His commercial projects include the Saks Fifth Avenue in Beverly Hills, W. & J. Sloane Department Store in Beverly Hills, Mercedes Showroom in Hollywood, Competition Motors in Culver City, Allison Pontiac in San Jose, Roy Carver Pontiac in Costa Mesa, and the Broadway Federal Savings and Loan Association in Los Angeles. He also collaborated with Pereira and Luckman and Welton Becket and Associates on the design for the Theme Restaurant at Los Angeles International Airport.

In 1948, Williams designed the Golden State Mutual Building located at the intersection of Adams and Western in the Normandie 5 Survey Area. It is a large, six-story building considered to be Williams's most prominent commercial buildings from the 1940s. It incorporates elements of both the Streamline Moderne style and mid-century modernism.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP	<b>Status</b>	Code	5D3
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**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2622 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2622 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053035006 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Mediterranean Revival multi-family residence; red-tile gable roof; stucco siding; wood-frame roof; wood stud-wall structure; decorative quoins around primary entrance; multi-light casement windows; arched windows; low wall around primary entrance. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1920 P7. Owner Address: IZQUIERDO, XAVIER AND 0 P O BOX 4984 DIAMOND BAR CA, CA 91765 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
-	Resource Name or # (Assigned by re	ecorder) 2622 BRIGHTON AVE
B1. Historic Name B2. Common Nam B3. Original Use: B5. Architectural B6. Construction No original permit	me:  Residential  B4. Present United Style:  reinaissance revival  rein History: (Construction date, alterations, and date of alterations)	
B7. Moved? Seattle B8. Related Feattle	<del>-</del>	Original Location:
B9a. Architect: U	Unknown	39b. Builder: <i>Unknown</i>
B10. Significance		
•	·	FIVE OR MORE APARTMEN Applicable Criteria A, C
		by theme, period, and geographic scope. Also address integrity.)
The Charles Visurrounded by area was propestreetcar lines in Boulevard to the residences. The tract was laresidential and the same distant the adjoining all particularly evices.	or farmland and considered a great distance from the concelled by the advent of the horsecar, cable car, and law are along the perimeter of the tract on Adams Bouler the south. By 1912, most of the parcels in the Charles along the arectangular grid of streets running northed consist of rectangular lots separated by rear alleywards. Behind many of the rectalleys. Street features within the tract include consisted to the property of the rectalleys. Street features within the tract include consisted to the property of the rectalleys.	-south and east-west. The parcels within the tract are mostly ays. The residences are all set back from the street at roughly sidences are garages and ancillary buildings accessible from ent sidewalks and plantings. Large street trees are
B12. References	Resource Attributes: (List attributes and codes) s: Los Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Amanda Kainer PCR Sei 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401	vices
Date of Evaluation	•	/2009
	(This space reserved for official comments.)	

Primary # HRI# **Trinomial** 

Page 3 of 3 Resource Name or # (Assigned by recorder) 2622 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears. Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: The Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.

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

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NKHP St	atus Code 5D3	
	Review Code	Reviewer	[	Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	2648 BRIGHTON AVE	
P2. Location:		a. Coun	ty	
and (P2b and P2c or P2d. Attach a	•	_		
<b>b. USGS 7.5' Quad</b> c. Address: 2648	Date T  BRIGHTO	; R ;	1/4 of 1/4 of Sec	; B.M.
d. UTM: (Give more than one for la		NAVE CITY Zone	LOS ANGELES : mE/	Zip <i>90018</i> mN
e. Other Locational Data (e.g. Parce	-		,	11114
Oriented with the primary (west) ele			*	
, , ,	•	-		
			Parcel N	No. 5053035011
·	and its major elements. Include	•		•
Two-story; rectangular plan; Shingl shingles and clapboard siding; woo stair railing (alteration); projecting s (alteration); awnings (alteration); do	d-frame roof; wood stud-wall second floor with decorative b	structure; recessed prackets; wide overh	d partial-width porch with nang with exposed eaves	square columns; porch s; gable fan light
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	, , ,	Site District	P5b Description	
	Control of the last	3 10	(View, date, acce	,
		and the second		Lkg E, Mar 2009 ructed/Age and Sources:
			☐ Prehistori 1903	c ✓ Historic ☐ Both
			P7. Owner Add	ress: EPHEN AND PHOEB
		man and a	2648 BRIGHTO	
			LOS ANGELES	
			P8. Recorded b	v:
1134 1			(Name, affiliation	
			Amanda Kainer	
			PCR Services	
				ulevard, Suite 130
			Santa Monica, C	:A 90401
			P9. Date Record P10. Survey Typ Intensive Level S	pe: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments: NONE	☐ Continuation Sheet	☐ Dist	rict Record Re	ock Art Record
☐ Location Map	☐ Building, Structure, and Obje	ect Record   Line	ar Feature Record	rtifact Record
☐ Sketch Map ☐ Other: (List)	Archaeological Record	☐ Milli	ng Station Record Ph	hotograph Record

<b>D</b> 0 ( 0		NRHP Status Code:	5D3
Page 2 of 3	D N W (Assistant livery		<i>3D3</i>
	Resource Name or # (Assigned by r	ecorder) 2648 BRIGHTON AVE	
B1. Historic Name	:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present L	lse: Residential	
<b>B5. Architectural</b>	Style: Shingle style with elements of American Fours	square	
<b>B6. Construction</b>	<b>History:</b> (Construction date, alterations, and date of alt	erations)	
No original permit			
1928: Install ceme	ent steps and side retaining wall to cellar, owner Abraham	Harmon, for \$50	
D7 Mayod2	A No Voc - University - Date:	Original Lagation	
		Original Location:	
B8. Related Featu	ures:		
B9a. Architect: L	Jnknown	B9b. Builder: <i>Unknown</i>	
B10. Significance			
Period of Sig			Criteria A, C
	ce in terms of historical or architectural context as defined	• • • • • • • • • • • • • • • • • • • •	·
	nd and Horsecar Suburbs; Streetcar Suburbs	33	
	and more construction of the construction		
The Charles Vio	ctor Hall Tract is a good example of an early streeto	ar suburb. At the time of its subdivisio	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and la		
	ran along the perimeter of the tract on Adams Boule		
residences.	e south. By 1912, most of the parcels in the Charle	es victor Hair Tract were improved with	i single-lamily
residerices.			
The tract was la	aid out on a rectangular grid of streets running north	n-south and east-west. The parcels wi	thin the tract are mostly
	consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consistent along Union Pouls and Commercial building		
	dent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Je		
conditacted are	ing the perimeter streets of Western, ridding and se	nordon later in the tracte motory, meet	y daming the rezect
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
		2747	
B13. Remarks:		NI NI	
		[N]	
		100	
B14. Evaluator:		rvices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 3/17	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2648 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2707 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2707 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053029032 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman with Tudor Revival style elements single-family residence; side gable roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; wood band above first floor; partial width porch with rusticated stone columns and balustrade; rusticated stone chimney; wide eave with decorative brackets; painted stucco porch gable (altered); multi-light transom window over single-light; door flanked by side wood panels with multi-light windows. P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1911 P7. Owner Address: ITO, TAKASHI J AND ADRIAEN 2707 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP Stat		5D3
	Re	esource Name or #	(Assigned by re	ecorder)	2707 BRIGHTON A	AVE	
B1. Historic Name							
B2. Common Nam			D4 December	D	a i da satia l		
B3. Original Use: <b>B5. Architectural</b>	Residential  Style: Transition	al Craftsman	B4. Present U	se: Res	sidential		
		tion date, alterations,	and date of alte	erations)			
	• '	Heap, contractor W.					
B7. Moved? ✓	/ No 🗌 Yes 🗌 Ur	nknown Date:	(	Original L	ocation:		
B8. Related Featu	ures:						
B9a. Architect: L	Inknown			39b. Build	er: W.D. Clark		
B10. Significance	e: Theme: Railroa	d and Horsecar Subu	rbs; Streetcar I	Area 71	00.27380013		
Period of Sig	-		operty Type			• •	Criteria A, C
				by theme	, period, and geogra	phic scope. A	Also address integrity.)
Theme: Railroa	d and Horsecar Su	burbs; Streetcar Su	ıburbs				
The Charles Vid	ctor Hall Tract is a	good example of ar	early streetc	ar suburk	b. At the time of it	s subdivisioi	n in 1887, the tract was
surrounded by i	farmland and consi	dered a great dista	nce from the d	city cente	er of Los Angeles.	Residential	development within the
							vntown. By 1910, three he west and Jefferson
		most of the parcels					
residences.	•	•				•	
The tract was la	aid out on a rectand	nular arid of streets	running north	-south ar	nd east-west Th	e narcels wii	thin the tract are mostly
							rom the street at roughly
							uildings accessible from
		es within the tract in Boulevard. Comme					
							y during the 1920s.
B11 Additional Re	esource Attributes: (I	ist attributes and cod	les)				
B12. References:							
LA City Permits, L	os Angeles Times, Sa	anborn Maps					
					7747		
B13. Remarks:				2			
D13. Remarks.				1	INI		
					2.2		
B14. Evaluator:	Amanda Kainer		PCR Sei	rvices			
	233 Wilshire Bouleva	•					
Data of Evaluation	Santa Monica, CA 9	0401	2/47	<b>/</b> 2000			
Date of Evaluatio		fan afficial accessor		/2009			
	(This space reserved	I for official comments	o.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2707 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

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**Other Listings Review Code** Reviewer **Date** Resource Name or #: (Assigned by recorder) 2715 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2715 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053029033 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Mediterranean Revival style multi-family residence; flat roof with red-tile visor; stucco siding; woodframe roof; wood stud-wall structure; arched entrance porch; two second floor wood balconies; double hung windows; first floor arched fixed-light windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1903 P7. Owner Address: JONES, EVA M TR 1712 W 71ST ST LOS ANGELES CA. CA 90047 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, Ca 90401 P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

		NDUD Status Code	5D3
Page 2 of 3	<b>9</b>	NRHP Status Code:	3D3
	Resource Name or # (Assigned by	ecorder) 2715 BRIGHTON AVE	
B1. Historic Name			
B2. Common Nan		lass Davidantial	
B3. Original Use: B5. Architectural	Residential B4. Present U I Style: Mediterranean Revival	Jse: Residential	
B6. Construction		rerations)	
No original permit		oranono,	
3 /			
D7 Mayad2	A No	Original Lagation.	
B7. Moved? Noved? Noved? Noved?		Original Location:	
bo. Related Feat	ures.		
B9a. Architect: (		B9b. Builder: <i>Unknown</i>	
B10. Significance	·		
Period of Si		• •	Criteria A, C
•	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
i neme: Raiiroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early streeto	car suburb. At the time of its subdivisio	n in 1887, the tract was
surrounded by	farmland and considered a great distance from the	city center of Los Angeles. Residential	development within the
	elled by the advent of the horsecar, cable car, and la		
	ran along the perimeter of the tract on Adams Boule ne south. By 1912, most of the parcels in the Chart		
residences.	is sealin. By 10.12, most of the pareole in the Ghan	se victor rian riaet were impreved mai	onigio ian'iny
<b>-</b>		<del>.</del>	
	aid out on a rectangular grid of streets running norti consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
the adjoining a	lleys. Street features within the tract include consis	stent sidewalks and plantings. Large s	treet trees are
	dent along Hobart Boulevard. Commercial building		
constructed arc	ong the perimeter streets of Western, Adams and Je	merson later in the tract's history, most	ly during the 1920s.
	esource Attributes: (List attributes and codes)		
B12. References			
LA City Permits, L	Los Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:			
Bro. Remarks.		INI	
		100 mm	
B14. Evaluator:	Amanda Kainer PCR Se	ervices	
	233 Wilshire Blvd, Ste 130		
5. (F.)	Santa Monica, Ca 90401	5/0.000	
Date of Evaluation		5/2009	
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		in the second se	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2715 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: The building at 2634 Harvard Avenue is an example of the Mediterranean Revival style. Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2723 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2723 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053029029 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a stone wall; wide overhang, boxed; multi-light transom window over single-light window; double-hung single-light window; metal bar security door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1902 P7. Owner Address: LEMLE, CHARLES AND WENDY 2723 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/19/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Dogo 2 of 2		NRHP Status Code:	5D3		
Page 2 of 3	Resource Name or # (Assigned by r				
B1. Historic Name B2. Common Nam		·			
B3. Original Use: B5. Architectural B6. Construction No original permit.	Style: Victorian Vernacular Cottage, Hipped Roof History: (Construction date, alterations, and date of alt				
B7. Moved?		Original Location:			
B9a. Architect: L B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar		e Criteria A, C		
	gnificance: 1878-1948 Property Type ce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs		•		
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.					
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B12. References:					
LA City Permits, L	os Angeles Times, Sanborn Maps				
B13. Remarks:		N			
B14. Evaluator:	Amanda Kainer PCR Se 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	ervices			
Date of Evaluatio	n: 3/1s	9/2009			
	(This space reserved for official comments.)				

Primary # HRI# **Trinomial** 

Page 3 of 3 Resource Name or # (Assigned by recorder) 2723 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/19/2009

#### **B10 Significance (Continued)**

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKHF Statu	s code 3D3	
	Review Code	Reviewer	Date	·
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a	a Location Map as necessary.)	a. County	2800 BRIGHTON AVE	
b. USGS 7.5' Quad c. Address: 2800 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with the primary (west) ele	el #, directions to resource, eleva	Zone ; tion, etc., as appropriate)	OS ANGELES mE/	; <b>B.M.</b> Zip 90018 mN
<b>P3 Description</b> : (Describe resources Two-story; rectangular plan; Transi wood stud-wall structure; partial wi board; half timbered porch gable; n	dth porch with rusticated stor	y residence; gable room e columns and wall; w	f; wood clapboard siding;	wood-frame roof;
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Site □ District □ El	lement of District Othe  P5b Description of F  (View, date, accessi	
			West Elevation, Lkg	,
			P7. Owner Address WELLS,NELDA 2800 BRIGHTON A LOS ANGELES CA,	IVE
	ATOMA Wandanasa Wanda Wandanasa Wanda Wanda Wanda Wanda Wanda Wanda Wanda Wanda Wanda		P8. Recorded by: (Name, affiliation, and Amanda Kainer PCR Services 233 Wilshire Bouley Santa Monica, CA	rard, Suite 130
			P9. Date Recorded P10. Survey Type: Intensive Level Surv	(Describe)
P11. Report Citation: (Cite survey report and other sources, or enter "none.")				
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	<ul><li>☐ Continuation Sheet</li><li>☐ Building, Structure, and Objet</li><li>☐ Archaeological Record</li></ul>		eature Record Artifa	Art Record ct Record ograph Record

Page 2 of 3		NRHP Status Code:	5D3		
1 ago 2 or 0	Resource Name or # (Assigned by	recorder) 2800 BRIGHTON AVE			
B1. Historic Name	:	,			
B2. Common Nam					
B3. Original Use:	Residential B4. Present U	Jse: Residential			
B5. Architectural		torations)			
<b>B6. Construction</b> <i>No original permit</i>	•	terations)			
<b>o</b> ,	or me. rch 9'x28', owner E.J. Wiltenberg, contractor W.D. Clark				
B7. Moved?	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:			
B9a. Architect: U	Inknown	B9b. Builder: <i>Unknown</i>			
B10. Significance					
Period of Sig			e Criteria A, C		
	ce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	d by theme, period, and geographic scope.	Also address integrity.)		
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.					
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B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)				
	os Angeles Times, Sanborn Maps				
B13. Remarks:		N			
B14. Evaluator:	Amanda Kainer PCR Se	ervices			
	233 Wilshire Boulevard, Suite 130				
	Santa Monica, CA 90401				
Date of Evaluatio	n: 3/1	7/2009			
	(This space reserved for official comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2800 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP Status	s Code 5D3	
		Reviewer	Da	ate
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ed by recorder)	2806 BRIGHTON AVE	
<b>P2. Location:</b> Not for Publica	tion Unrestricted	a. County		
and (P2b and P2c or P2d. Attach a	a Location Map as necessary.)			
b. USGS 7.5' Quad	Date T	; R ; 1/4		; B.M.
c. Address: 2806	BRIGHTOI	•	OS <i>ANGELES</i> mE/	Zip 90018 mN
<ul><li>d. UTM: (Give more than one for la</li><li>e. Other Locational Data (e.g. Parce</li></ul>	= :	Zone; ion, etc., as appropriate)	IIIL/	IIIIN
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			Parcel N	o. 5053034032
• '	and its major elements. Include	•		· ·
Two-story; rectangular plan; Americ veneer siding (alteration); wood-fra				
(alteration); double-hung single-ligh		nure, bay window, nan	row eaves with expose	eu eaves, awriirigs
(ancreason), acabic manig omigic ng.				
P3b. Resource Attributes: (List attribu	utes and codes)			
P4. Resources Present:	☐ Structure ☐ Object ☐ S	Site District El	ement of District Of	ther (Isolates, etc.)
			P5b Description of	
	Mr.		(View, date, acce	,
			West Elevation, L	=
				ucted/Age and Sources:
	30		☐ Prehistorio	: ✓ Historic ☐ Both
			1903	
	I WA WINN SA		P7. Owner Addre	
			MARROQUIN,OS 2806 BRIGHTOI	
			LOS ANGELES (	
		Water State of the	P8. Recorded by	•
	The second second		(Name, affiliation,	
			Amanda Kainer	, and addioso)
Mile 1 at 1 Miles as a few			PCR Services	
			233 Wilshire Bou	levard, Suite 130
	THE REAL PROPERTY.		Santa Monica, CA	A 90401
			P9. Date Record	ed: 3/17/2009
	Section 1		P10. Survey Typ	e: (Describe)
			Intensive Level S	urvey
	NAME OF THE OWNER, THE	Egal		
P11. Report Citation: (Cite survey re	port and other sources, or enter '	'none.")		
_		_		
Attachments: NONE	Continuation Sheet	District I	Record Ro	ck Art Record
Location Map	Building, Structure, and Obje			ifact Record
Sketch Map	Archaeological Record	☐ Milling S	Station Record	otograph Record

_		NPUP Status Codes	5D3
Page 2 of 3	D W (Assisted by	NRHP Status Code:	3D3
	Resource Name or # (Assigned by r	ecorder) 2806 BRIGHTON AVE	
B1. Historic Name			
B2. Common Nam		las Pasidontial	
B3. Original Use: B5. Architectural	Residential B4. Present U I Style: American 4-Square	Jse: Residential	
B6. Construction		erations)	
No original permit		oralions,	
	onto rear making 2 family flats and repair fire damage, ou	vner Emma Eckdale, contractor C. Norchus	t, for \$2,500
B7. Moved?	✓ No	Original Lagation	
B8. Related Feat		Original Location:	
Do. Nolated Feat	ui co.		
B9a. Architect: U		B9b. Builder: <i>Unknown</i>	
B10. Significance	· · · · · · · · · · · · · · · · · · ·		
Period of Signature			Criteria A, C
	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
rneme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
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	farmland and considered a great distance from the		
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	ran along the perimeter of the tract on Adams Boule ne south. By 1912, most of the parcels in the Charl		
residences.	to double. By 1912, most of the purceis in the origin	es victor rian tract were improved with	i sirigic rarriiry
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	consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consis		
	dent along Hobart Boulevard. Commercial building		
constructed alo	ong the perimeter streets of Western, Adams and Je	fferson later in the tract's history, most	ly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
		- TAT	
D40 D			
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR Se	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluation	on: 3/1	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2806 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP Status Co	de 5D3	
	Review Code	Reviewer	C	Date
Page 1 of 3	Resource Name or #: (Assig	ned by recorder) 2807	' BRIGHTON AVE	
P1. Other Identifier:				
<b>P2. Location:</b> Not for Publication	ation Unrestricted	a. County		
and (P2b and P2c or P2d. Attach	a Location Map as necessary.	1		
b. USGS 7.5' Quad	Date T	; R ; 1/4 of	1/4 of Sec	; B.M.
c. Address: 2807	BRIGHTO	ON AVE City LOS AI	VGELES	Zip 90018
d. UTM: (Give more than one for I	arge and/or linear resources)	Zone ;	mE/	mN
e. Other Locational Data (e.g. Parce	el #, directions to resource, eleva	ation, etc., as appropriate)		
Oriented with the primary (east) ele	vation facing east. Located on t	he west side of Brighton Avenu	e.	
			Parcel N	No. 5053029030
P3 Description: (Describe resource	es and its major elements. Includ	le design, materials, condition,	alterations, size, an	nd boundaries)
Two-story; rectangular plan; Trans				
roof; wood stud-wall structure; full-				
exposed rafters; front facing dorme	er with double hung windows	and decorative brackets; m	etal security bar	door (alteration).
P3b. Resource Attributes: (List attrib	outes and codes)			
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P4. Resources Present: ✓ Building	g	Site District Eleme	nt of District	Other (Isolates, etc.)
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Ak			P5b Description	
<b>E.</b>			(View, date, acce	•
				Lkg W, June 2009
	A State			ructed/Age and Sources:
			Prehistori	c ✓ Historic ☐ Both
	N. W.	16-	1906	
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			2807 BRIGHTO	
			LOS ANGELES	
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0	THE PROPERTY OF THE PARTY OF TH	4/12 3	P8. Recorded b	
			(Name, affiliation	n, and address)
			Amanda Kainer	
			PCR Services	
			233 Wilshire Blv	
			Santa Monica, C	CA 90401
			P9. Date Record	ded: 6/25/2009
	W.		P10. Survey Typ	pe: (Describe)
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P11. Report Citation: (Cite survey re	eport and other sources, or enter	"none ")		
i ii. Neport Ottation. (One survey re	sport and other sources, or effect	none. )		
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Attachments: NONE	Continuation Sheet	☐ District Reco	_	ock Art Record
Location Map	Building, Structure, and Obj			rtifact Record
Sketch Map	☐ Archaeological Record		n Record	hotograph Record

D 0 ( 0		NRHP Status Code:	5D3
Page 2 of 3	December Name of # (Assigned by r		020
5	Resource Name or # (Assigned by r	ecolder) 2007 BRIGHTON AVE	
B1. Historic Name			
B2. Common Nam		les. Desidential	
B3. Original Use:		lse: Residential	
B5. Architectural		orations)	
<b>B6. Construction</b> No original permit		siations)	
	proom and extend screen on rear and repair front porch, ov	vner Senehousen, builder W.D. Clark, for \$2	250
B7. Moved? ✓ B8. Related Featu		Original Location:	
DOs Anshits et 1	Internet	DOL Duilden Halmann	
B9a. Architect: U		B9b. Builder: Unknown	
B10. Significance Period of Significance	·		e Criteria A, C
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surrounded by a area was prope streetcar lines r	ictor Hall Tract is a good example of an early streetor farmland and considered a great distance from the celled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Boule ne south. By 1912, most of the parcels in the Charle	city center of Los Angeles. Residential ater the electric car, connecting it to do evard to the north, Western Avenue to t	development within the wntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywance creating wide front yards. Behind many of the alleys. Street features within the tract include consistent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Je	ays. The residences are all set back t residences are garages and ancillary b stent sidewalks and plantings. Large s s and multi-family apartment buildings	from the street at roughly puildings accessible from street trees are were eventually
B11. Additional Re	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR Se	rvices	
	233 Wilshire Blvd, Ste 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 6/25	5/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2807 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

#### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2812 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2812 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053034033 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; hip roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; hip porch roof with columns above a wood knee wall; horizontal band above first floor with decorative brackets; second story window sills with decorative brackets; wide eave with exposed rafters; double-hung multi-light windows (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1903 P7. Owner Address: CORIA, JOSE AND 2812 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Dogo 2 of 2	NRHP Status Code: 5D3
Page 2 of 3	Resource Name or # (Assigned by recorder) 2812 BRIGHTON AVE
B1. Historic Name	
B2. Common Nam B3. Original Use:	Residential B4. Present Use: Residential
B5. Architectural	
B6. Construction	
No original permit	
B7. Moved? ✓	No Yes Unknown Date: Original Location:
bo. Neialeu reall	HE5.
B9a. Architect: L	<i>Inknown</i> B9b. Builder: <i>Unknown</i>
B10. Significance	
Period of Sig	•
	ce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs
The Charles Vio	ctor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was
surrounded by i	farmland and considered a great distance from the city center of Los Angeles. Residential development within the
	elled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three
	an along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson e south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residences.	
The tweet week le	
	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly
	nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from
	leys. Street features within the tract include consistent sidewalks and plantings. Large street trees are
	dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually ng the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
constructed alo	ng the perimeter streets of Western, Adams and Senerson later in the tract's history, mostly during the 1920s.
	esource Attributes: (List attributes and codes)
B12. References:	os Angeles Times, Sanborn Maps
LA City Permits, L	os Angeles Tilles, Saribotti Maps
	<b>A</b>
B13. Remarks:	
B14. Evaluator:	
	233 Wilshire Boulevard, Suite 130
Data of Frankratia	Santa Monica, CA 90401
Date of Evaluatio	
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2812 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

#### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2815 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2815 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; gable-porch entrance supported by two round columns above a low porch-wall (alteration); multi-light horizontal sliding windows (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1902 P7. Owner Address: BAUTISTA, MARICELA 2813 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D	3		
rage 2 01 3	Resource Name or # (Assigned by r				
D4 Historia Nama		2010 BINGITI OIVIVE			
B1. Historic NameB2. Common Nam					
B3. Original Use:	Residential B4. Present U	se: Residential			
B5. Architectural		se. Nesideriliai			
B6. Construction		erations)			
No original permit.		orations)			
	d 9' x 10' additions on to an existing 34' x 30' residence fol	owner J.W. Clark, contractor Clark			
	–	Original Location:			
B8. Related Featu	ures:				
B9a. Architect: L	Jnknown	B9b. Builder: <i>Unknown</i>			
B10. Significance					
Period of Sig	,	DOUBLE, DUPLEX, OR TWO Applicable Cri	iteria A, C		
	nce in terms of historical or architectural context as defined				
	ad and Horsecar Suburbs; Streetcar Suburbs		0,,		
	ctor Hall Tract is a good example of an early streeto				
	farmland and considered a great distance from the				
	elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Boule				
	ne south. By 1912, most of the parcels in the Charle				
residences.		, , , , , , , , , , , , , , , , , , ,	.g		
	The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly				
	nce creating wide front yards. Behind many of the				
	lleys. Street features within the tract include consis				
particularly evic	dent along Hobart Boulevard. Commercial building	s and multi-family apartment buildings wer	e eventually		
constructed alo	ong the perimeter streets of Western, Adams and Je	fferson later in the tract's history, mostly d	luring the 1920s.		
P11 Additional Pa	accures Attributes: (List attributes and codes)				
B12. References:	esource Attributes: (List attributes and codes) :				
LA City Permits, L	os Angeles Times, Sanborn Maps				
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B13. Remarks:		TAX .			
		IN			
		to the			
B14. Evaluator:		rvices			
	233 Wilshire Blvd, Ste 130				
	Santa Monica, CA 90401				
Date of Evaluatio	on: 6/25	5/2009			
	(This space reserved for official comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2815 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2817 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2817 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; wood clapboard siding (alteration); wood-frame roof; wood stud-wall structure; partial-width recessed porch; bay window; double-hung windows; hip roof dormer; metal security bar windows (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1904 P7. Owner Address: PEREZ, WILLIAM TR 2817 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Resource Name or # (Assigned by recorder) 2817 BRIGHTON AVE  B1. Historic Name:  B2. Common Name  B3. Original Use: Residential B4. Present Use: Residential  B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof  B6. Construction History: (Construction date, alterations, and date of alterations)  No original permit on file.  B7. Moved?
B2. Common Name B3. Original Use: Residential B4. Present Use: Residential B5. Architectural Style: Victorian Vernacular Cottage, Hipped Roof B6. Construction History: (Construction date, alterations, and date of alterations) No original permit on file.  B7. Moved? ✓ No ☐ Yes ☐ Unknown Date: Original Location: B8. Related Features:
B8. Related Features:
B9a. Architect: <i>Unknown</i> B9b. Builder: <i>Unknown</i>
Bob. Balldot. Officiowii
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.27379976
Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Resource Attributes: (List attributes and codes) B12. References:
LA City Permits, Los Angeles Times, Sanborn Maps
B13. Remarks:
B14. Evaluator: Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401
Date of Evaluation: 6/25/2009
(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2817 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

#### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2818 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2818 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053034034 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; hip roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; enclosed porch with boxed columns above a wood wall (alteration); second story cantilevers over first floor; decorative brackets; horizontal band above first floor; second story window sills with decorative brackets; wide eave with exposed rafters; bay window; multi-light over single-light double-hung windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1903 P7. Owner Address: ANDERSON, GERALDINE E 914 S RIDGELEY DR LOS ANGELES CA, CA 90036 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

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Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by r	ecorder) 2818 BRIGHTON AVE	
B1. Historic Name			
B2. Common Nam			
B3. Original Use:	Residential B4. Present U Style: American 4-Square	Jse: Residential	
B5. Architectural B6. Construction		erations)	
No original permit		erations)	
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B7. Moved? <b>№</b> B8. Related Feat	<del>-</del>	Original Location:	
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B9a. Architect: U	Inknown	B9b. Builder: <i>Unknown</i>	
B10. Significance	•		
Period of Signature	. , , ,		e Criteria A, C
•	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
rneme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ctor Hall Tract is a good example of an early streeto	ar suburb. At the time of its subdivision	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Boule		
	ne south. By 1912, most of the parcels in the Charl		
residences.	,	•	,
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	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consis		
	dent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Je		
constructed are	ing the perimeter streets of Western, Adams and be	nerson later in the tract's history, most	ly during the 1020s.
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	233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401		
Date of Evaluation	•	7/2009	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2818 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2820 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2820 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood shingle siding; wood-frame roof; wood stud-wall structure; covered front stuccoed porch (alteration); first story one room addition on primary (west) elevation; narrow eaves with decorative brackets and verge board; double-hung, multi-light casement, and aluminum slider (alteration) windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1901 P7. Owner Address: PALESTINO, ALFREDO C AND 2820 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Photograph Record Sketch Map Archaeological Record Milling Station Record Other: (List)

Dogo 2 of 2		NRHP Status Code:	5D3
Page 2 of 3	Resource Name or # (Assigned by red		
B1. Historic Name	e:	Coldely 2020 BNOTTONAVE	
B2. Common Nam B3. Original Use:	Residential B4. Present Us	e: Residential	
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B6. Construction		rations)	
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B7. Moved? • B8. Related Featu		riginal Location:	
B9a. Architect: L	<i>Unknown</i> B	9b. Builder: <i>Unknown</i>	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar A	rea 5041.0168	
Period of Sig		DO <i>UBLE, DUPLEX, OR TWO</i> <b>Applicable</b>	
(Discuss importan	nce in terms of historical or architectural context as defined b	by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
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	elled by the advent of the horsecar, cable car, and late		
streetcar lines r	ran along the perimeter of the tract on Adams Bouleville	ard to the north, Western Avenue to t	he west and Jefferson
	ne south. By 1912, most of the parcels in the Charles	s Victor Hall Tract were improved with	n single-family
residences.			
residential and	laid out on a rectangular grid of streets running north-s consist of rectangular lots separated by rear alleywa	ys. The residences are all set back f	rom the street at roughly
	nce creating wide front yards. Behind many of the re lleys. Street features within the tract include consiste		
	dent along Hobart Boulevard. Commercial buildings		
	ong the perimeter streets of Western, Adams and Jeff		
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B14. Evaluator:	Amanda Kainer PCR Serv	/ices	
	233 Wilshire Blvd, Ste 130		
	Santa Monica, CA 90401		
Date of Evaluatio		2009	
	(This space reserved for official comments.)		
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2820 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		alus Coue 3D3	
	Review Code	Reviewer	Date	e
Page 1 of 1  P1. Other Identifier:  P2. Location: Not for Publica and (P2b and P2c or P2d. Attach ab. USGS 7.5' Quad c. Address: 2823 d. UTM: (Give more than one for lae. Other Locational Data (e.g. Parce Oriented with the primary (east) electrical page 1.	Date T  BRIGHTO  arge and/or linear resources) el #, directions to resource, eleva	a. Count ; R ; ON AVE City Zone ation, etc., as appropria	1/4 of 1/4 of Sec LOS ANGELES ; mE/ tte)	; <b>B.M.</b> Zip 90018 mN
P3 Description: (Describe resources Two-story; rectangular plan; Trans. (alteration) siding; wood-frame root transom and single-light windows;	f; wood stud-wall structure; p	ly residence; cross g artial-width porch wi	able roof; wood clapboard	boundaries)  and stucco
P3b. Resource Attributes: (List attributes: P4. Resources Present:  Building		Site District	☐Element of District ☐ Othe	er (Isolates, etc.)
			P5b Description of (View, date, access East Elevation, Lkg P6. Date Construct Prehistoric 1906 P7. Owner Addres REESE, ARLENE M 2823 BRIGHTON M LOS ANGELES CA P8. Recorded by: (Name, affiliation, a	sion #) g W, Mar 2009 cted/Age and Sources:  Historic Both ss: M AVE A, CA 90018
			Amanda Kainer PCR Services 233 Wilshire Boule Santa Monica, CA P9. Date Recorded	vard, Suite 130 90401
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")	P10. Survey Type: Intensive Level Sur	: (Describe)
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	☐ Continuation Sheet ☐ Building, Structure, and Obj. ☐ Archaeological Record	ect Record Linea	ar Feature Record Artifa	k Art Record act Record tograph Record

Page 2 of 3		NRHP Status Code: 5D3
1 age 2 01 3	Resource Name or # (Assigned by	recorder) 2823 BRIGHTON AVE
B1. Historic Name B2. Common Nam	:	
B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectural		ooc. Noodonda
	<b>History:</b> (Construction date, alterations, and date of a	terations)
No original building	g permit on file.	
B7. Moved? ✓	☑ No 🔲 Yes 🔲 Unknown Date:	Original Location:
B8. Related Featu	ures:	
B9a. Architect: L	Inknown	B9b. Builder: <i>Unknown</i>
B10. Significance		
Period of Sig	·	
(Discuss importan	ce in terms of historical or architectural context as define	d by theme, period, and geographic scope. Also address integrity.)
	d and Horsecar Suburbs; Streetcar Suburbs	
		car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
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residential and	consist of rectangular lots separated by rear alleyv	vays. The residences are all set back from the street at roughly
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B11. Additional Re	esource Attributes: (List attributes and codes)	
B12. References:		
LA City Permits, L	os Angeles Times, Sanborn Maps	
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D12 Domorko		
B13. Remarks:		
		2.1
B14. Evaluator:	Amanda Kainer PCR S	ervices
	233 Wilshire Boulevard, Suite 130	
	Santa Monica, CA 90401	
Date of Evaluatio	n: 3/7	7/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2823 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract. In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

### PRIMARY RECORD

Primary # HRI # Trinomial

RHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2826 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2826 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; elements of Queen Anne single-family residence; hip roof; tower; wood shingles siding on second floor and stucco on first (alteration); field stone water table (alteration); wood-frame roof; wood stud-wall structure; second floor cantilevers over first with decorative brackets; partial covered shed-roof porch (alteration); wide overhang with exposed rafters; double-hung windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1901 P7. Owner Address: NOLASCO, EMELIA AND MANUEL 2826 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ☐ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

D0-1-0	NRHP Status Code: 5D3
Page 2 of 3	
	<b>Resource Name or #</b> (Assigned by recorder) 2826 BRIGHTON AVE
B1. Historic Name	
B2. Common Nam	
B3. Original Use:	Residential B4. Present Use: Residential
B5. Architectural	•
<b>B6. Construction</b>	
No original permit.	
B7. Moved? ✓	✓ No
B8. Related Featu	
Do. Nolated Feat	uros.
B9a. Architect: L	<i>Jnknown</i> B9b. Builder: <i>Unknown</i>
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7388.92045083
Period of Sig	gnificance: 1878-1948 Property Type THREE UNITS Applicable Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs
	ctor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was
	farmland and considered a great distance from the city center of Los Angeles. Residential development within the elled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three
	ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson
	the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residences.	, . ,
	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly
	consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from
	lleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are
	dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually
	ong the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
D44 A L IV	
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)
	os Angeles Times, Sanborn Maps
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	<b>A</b>
B13. Remarks:	
Dro. Romano.	filNI fil
	2.5.1
B14. Evaluator:	Amanda Kainer PCR Services
	233 Wilshire Blvd, Ste 130
	Santa Monica, CA 90401
Date of Evaluatio	on: 6/25/2009
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2826 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

#### PRIMARY RECORD

Primary # HRI # Trinomial

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DUD Status	Codo	50

Other Listings **Review Code** Reviewer **Date** Resource Name or #: (Assigned by recorder) 2939 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2939 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053030034 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; elements of Queen Anne single-family residence; gable on hip roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; full-width front porch with boxed columns above a low wood wall; wide overhang with exposed rafters and decorative brackets; decorative verge board; second floor gable elevation altered; multi-light vinyl windows (alteration); metal security bar windows (alteration); wood panel door with fan light (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1907 P7. Owner Address: KANG, DOOS 1768 BIG OAK AVE CHINO HILLS CA, CA 91709 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
rage 2 01 3	Resource Name or # (Assigned by r		
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present U	se: Residential	
<b>B5. Architectural</b>	Style: Queen Anne		
<b>B6. Construction</b>	•	erations)	
No original permit	on file.		
B7. Moved? ✓ B8. Related Featu		Original Location:	
B9a. Architect: U	Inknown	B9b. Builder: <i>Unknown</i>	
B10. Significance			
Period of Sig	·	FIVE OR MORE APARTMEN Applicable	Criteria A, C
(Discuss importan	ce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vio	ctor Hall Tract is a good example of an early streeto	ar suburh. At the time of its subdivision	n in 1887 the tract was
	farmland and considered a great distance from the		
area was prope	elled by the advent of the horsecar, cable car, and la	ter the electric car, connecting it to do	wntown. By 1910, three
	ran along the perimeter of the tract on Adams Boule te south. By 1912, most of the parcels in the Charl		
residences.	e south. By 1912, most of the parcers in the Chark	es victor riair rract were improved with	i sirigi <del>e-</del> rarriily
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywince creating wide front yards. Behind many of the leleys. Street features within the tract include consistent along Hobart Boulevard. Commercial buildingting the perimeter streets of Western, Adams and Je	ays. The residences are all set back tresidences are garages and ancillary betent sidewalks and plantings. Large some and multi-family apartment buildings.	rom the street at roughly uildings accessible from treet trees are were eventually
constructed are	ing the perimeter streets of western, ridams and be	norson later in the traces history, most	y daning the 1020s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR Se	rvices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 3/17	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2939 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

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Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer	Date	
Page 1 of 3  P1. Other Identifier:  P2. Location:  Not for Publication	Resource Name or #: (Assignation  Unrestricted	ned by recorder) 2945  a. County	BRIGHTON AVE	
and (P2b and P2c or P2d. Attach b. USGS 7.5' Quad c. Address: 2945 d. UTM: (Give more than one for I e. Other Locational Data (e.g. Parc Oriented with the primary (east) ele	Date T  BRIGHTC  arge and/or linear resources) el #, directions to resource, eleva	; R ; 1/4 of City LOS AN Zone ; tion, etc., as appropriate)	mE/ mN	vI.
roof; wood stud-wall structure; full-	sitional Craftsman single-famil -width front porch with square vith double-hung windows and	y residence; multi-level gab field stone columns (altera	Parcel No. 5053030028 alterations, size, and boundaries) alte roof; wood shingle siding; wood-frame tion); wide overhang with exposed rafter horizontal sliding windows (alteration);	
P3b. Resource Attributes: (List attrib P4. Resources Present: ✓ Building	·	Site □ District □ Elemer	nt of District Other (Isolates, etc.)  P5b Description of Photo:	
			(View, date, accession #)  East Elevation, Lkg W, June 2009  P6. Date Constructed/Age and Sources:  ☐ Prehistoric	
			P7. Owner Address: GOMEZ,MAGDALENA 2945 BRIGHTON AVE LOS ANGELES CA, CA 90018	
			P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, Ca 90401	
			P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey	
P11. Report Citation: (Cite survey re	eport and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	☐ Continuation Sheet ☐ Building, Structure, and Obje ☐ Archaeological Record	□ District Reco ect Record □ Linear Featu □ Milling Statio	re Record Artifact Record	

Page 2 of 3					NRHP Status Code:	5D3
		Resource Name or #	(Assigned by re	ecorder)	2945 BRIGHTON AVE	
B1. Historic Name						
B2. Common Nam						
B3. Original Use:	Residential	('	B4. Present U	lse: Res	sidential	
B5. Architectural		tional Craftsman	and data of alt	orotions)		
	• '	ruction date, alterations, Peacock, architect/contr				
1901. 1-1001111631	derice, owner 3. v.	r eacock, architect/contr	actor σwner, φη	<b>F</b> ,000		
DZ Mayrado -	d Na □ Vaa □	University Date:		0-1-1	anation.	
B7. Moved? <b>№</b> B8. Related Feat	✓ No U Yes U	Unknown Date:		Original L	Location:	
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B9a. Architect: J			I	B9b. Build	ler: J.V. Peacock	
B10. Significance		road and Horsecar Subu	-			
Period of Sig	-				F, DUPLEX, OR TWO Applical	
				by theme	e, period, and geographic scope	e. Also address integrity.)
i neme: Raiiroa	ia ana Horsecar	Suburbs; Streetcar Su	uburbs			
The Charles Vi	ctor Hall Tract is	a good example of ar	n early streetc	ar suburl	b. At the time of its subdivis	sion in 1887, the tract was
surrounded by	farmland and co	nsidered a great dista	nce from the o	city cente	er of Los Angeles. Residenti	al development within the
					lectric car, connecting it to o	
					he north, Western Avenue to Hall Tract were improved w	
residences.	e south. By 19	2, most of the parcer	s III tile Olland	33 VICTO	Tiali Tract Were improved W	iai sirigie-iairiiiy
					nd east-west. The parcels	
					e residences are all set bac es are garages and ancillary	
					walks and plantings. Large	
particularly evid	dent along Hobai	rt Boulevard. Comme	ercial buildings	s and mu	ılti-family apartment building	s were eventually
constructed alo	ng the perimeter	streets of Western, A	Adams and Je	fferson la	ater in the tract's history, mo	stly during the 1920s.
B11. Additional Re	esource Attributes:	(List attributes and coo	les)			
B12. References:		•	,			
LA City Permits, L	os Angeles Times,	, Sanborn Maps				
					T747	
B13. Remarks:				- 1	N	
B14. Evaluator:	Amanda Kainer		PCR Se	rvices		
	233 Wilshire Blvd	, Ste 130				
	Santa Monica, Ca	90401				
Date of Evaluatio	n:		6/25	5/2009		
	(This space reser	ved for official comments	s.)			

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2945 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI# Trinomial

	Other Lietings	NRHP St	atus Code 5D3	
	Other Listings Review Code	Reviewer		Date
Page 1 of 3	Resource Name or #: (Assign		2949 BRIGHTON AVE	
P1. Other Identifier:	_			
<b>P2. Location:</b> Not for Publication	ation   Unrestricted	a. Count	ty	
and (P2b and P2c or P2d. Attach	a Location Map as necessary.)			
b. USGS 7.5' Quad	Date T	; R ;	1/4 of Sec	; B.M.
c. Address: 2949	BRIGHTO	N AVE City	LOS ANGELES	Zip 90018
d. UTM: (Give more than one for la	arge and/or linear resources)	Zone	: mE/	mN .
e. Other Locational Data (e.g. Parce	•		,	
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			Parcel	
	s and its major elements. Includ	-		
Two-story; rectangular plan; Trans				
wood-frame roof; wood stud-wall s				
exposed eaves and decorative bra				
transom window over single-light w	vindow with glass side panels	; metal bar security	door and windows (alte	eration).
P3b. Resource Attributes: (List attrib	utes and codes)			
<u>`</u>				
P4. Resources Present:  Building	g Structure Object	Site District L	☐ Element of District ☐	Other (Isolates, etc.)
		A CONTRACTOR OF THE PROPERTY O		
			P5b Description	n of Photo:
			(View, date, ac	cession #)
1 4. 2			•	Lkg W, Mar 2009
		The state of the s		tructed/Age and Sources:
		4		
	A STATE OF THE STA	ELAN TO THE TOTAL THE TANK	☐ Prehisto	ric Historic Both
		kai:	1907	
		- 14	P7. Owner Add	dress:
in in the second		7.77		RODNEY M AND ALFR
			,	
			2949 BRIGHT	
			LOS ANGELES	S CA, CA 90018
			P8. Recorded	by:
2057			(Name, affiliation	on, and address)
	Danier Half for the financia	THE PARTY OF THE P	Amanda Kaine	•
			PCR Services	•
	THE SHIP SHIP SHIP			oulevard, Suite 130
				·
			Santa Monica,	CA 90401
			P9. Date Reco	rded: 3/16/2009
			P10. Survey T	ype: (Describe)
			Intensive Level	
				•
	(Capital)			
P11. Report Citation: (Cite survey re	eport and other sources, or enter	"none.")		
Attachments: NONE	☐ Continuation Sheet	Diet	rict Record	Rock Art Record
		51011		
	Ruilding Structure and Ohio	act Record Line	ar Feature Record	Artifact Record
<ul><li>☐ Location Map</li><li>☐ Sketch Map</li></ul>	☐ Building, Structure, and Object Archaeological Record			Artifact Record Photograph Record

Resource Name or # (Assigned by recorder) 2949 BRIGHTON AVE  81. Historic Name:  82. Common Name  83. Original Use: Residential  84. Present Use: Residential  85. Architectural Style: Transitional Craftsman  86. Construction History: (Construction date, alterations, and date of alterations)  1907: 8-Room Residence for owner J.V. Peacvok, for \$4,000  87. Moved? Mo Yes Unknown  888. Architect: Unknown  8810. Significance: Theme: Relifored and Horsecar Suburbs; Streetcar Area 3549-43119969  Period of Significance: 1678-1948  Properly Type SINOLE Applicable Criteria A, C  (Discussi importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  Theme: Relifored and Horsecar Suburbs; Streetcar Suburbs  The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, the streetcar lines an along the perimeter of the tract on Adams Bubleward to the name to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-farmily residencial and consist of rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residencial and consist of rectangular grid of streets running north-south and east-west. The parcels within the fract are mostly residencial and consist of rectangular grid of streets running north-south and east-west. The parcels within the fract are mostly residencial and consist of rectangular grid of streets running north-south and east-west. The parcels within the fract are mostly residencial and consist of rectangular lists separated by rear alleyayays. The residences are all set back from the street at roug
B1. Historic Name: B2. Common Name B3. Original Use: Residential B4. Present Use: Residential B5. Architectural Style: Transitional Craftsman B6. Construction History: (Construction date, alterations, and date of alterations) 1907: 8-Room Residence for owner J.V. Peacvok, for \$4,000  B7. Moved? VNo Yes Unknown Date: Original Location: B8. Related Features: B8a. Architect: Unknown B9b. Builder:
B3. Original Use: Residential  B5. Architectural Style: Transitional Craftsman  B6. Construction History: (Construction date, alterations, and date of alterations)  1907: 8-Room Residence for owner J.V. Peacvok, for \$4,000  B7. Moved? No Yes Unknown  B8. Related Features:  B89. Architect. Unknown  B99. Builder: Unknown  B90. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 3549.43119969  Period of Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C  (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  Thene: Railroad and Horsecar Suburbs; Streetcar Suburbs  The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residences.  The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residences.  The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residences.  The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residences.  The tract was laid out on a rectangular grid of streets running north-south and particular variety and particularly evident along
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Santa Monica, CA 90401  Date of Evaluation: 3/16/2009
Date of Evaluation: 3/16/2009
(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2949 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/16/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3				
	IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2952 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2952 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053033027 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partially enclosed porch with columns above a wood wall (alteration); wide eaves with exposed rafters; hip roof dormer; aluminum slider windows (alteration); metal security bar door flanked by side-lights (alteration). P3b. Resource Attributes: (List attributes and codes) ☐ District ☐ Element of District P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1907 P7. Owner Address: ROBINSON, CORINE 2952 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
. ago = 0. o	Resource Name or # (Assigned by	recorder) 2952 BRIGHTON AVE	
B1. Historic Name	:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	Style: American 4-Square		
	History: (Construction date, alterations, and date of a	terations)	
1910: Bedroom ar	n, owner M.B. Brolaske, for \$100 nd porch, for M.B. Brolaske age, owner G. Smith, contractor A.L. Daniels, for \$625		
B7. Moved? ✓ B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:	
B9a. Architect: <i>U</i>		B9b. Builder: <i>Unknown</i>	
B10. Significance Period of Sig	•		Criteria A, C
(Discuss importan	ce in terms of historical or architectural context as define and Horsecar Suburbs; Streetcar Suburbs	• •	
surrounded by a area was prope streetcar lines r	ctor Hall Tract is a good example of an early street farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and i an along the perimeter of the tract on Adams Boul e south. By 1912, most of the parcels in the Char	city center of Los Angeles. Residential ater the electric car, connecting it to do evard to the north, Western Avenue to t	development within the wntown. By 1910, three he west and Jefferson
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets running nort consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the leys. Street features within the tract include consi dent along Hobart Boulevard. Commercial building ng the perimeter streets of Western, Adams and Jo	vays. The residences are all set back t residences are garages and ancillary b stent sidewalks and plantings. Large s gs and multi-family apartment buildings	rom the street at roughly uildings accessible from treet trees are were eventually
B11. Additional Re	esource Attributes: (List attributes and codes)		
	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	ervices	
Date of Evaluatio	<i>'</i>	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2952 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

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

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NKHP St	atus Code 5D3	
	Review Code	Reviewer	[	Date
Page 1 of 3  P1. Other Identifier:  P2. Location:  Not for Publication	Resource Name or #: (Assignation  Unrestricted	ned by recorder)  a. Coun	3026 BRIGHTON AVE	
and (P2b and P2c or P2d. Attach b. USGS 7.5' Quad c. Address: 3026 d. UTM: (Give more than one for I	Date T BRIGHTO	; R ;	1/4 of	; <b>B.M.</b> Zip <i>90018</i> mN
e. Other Locational Data (e.g. Parce Oriented with the primary (west) ele			•	No. 5053032007
P3 Description: (Describe resource Two-story; rectangular plan; Trans stud-wall structure; partial width re dentils; decorative brackets; metal	cessed porch with square co	ly residence; front g	able roof; shingle siding;	nd boundaries) wood-frame roof; wood
Dale December Attributes, (List attrib	utan and andon)			
P3b. Resource Attributes: (List attrib P4. Resources Present: ✓ Building	, , ,	Site District	Element of District	Other (Isolates, etc.)
			P6. Date Const  Prehistor 1906  P7. Owner Add	ression #)  Lkg W, June 2009  ructed/Age and Sources:  ic ✓ Historic ☐ Both  ress:  ELITO AND BILHA  DN AVE  CA, CA 90018  Dy:  n, and address)  rd, Ste 130  CA 90401  ded: 6/25/2009  pe: (Describe)
P11. Report Citation: (Cite survey re	eport and other sources, or enter	"none.")		
FII. Report Citation: (Cite Survey le	sport and other sources, or effer	none. )		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obj Archaeological Record	ect Record Line	ar Feature Record	ock Art Record rtifact Record hotograph Record

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by r	ecorder) 3026 BRIGHTON AVE	
B1. Historic Name	9:		
B2. Common Nan			
B3. Original Use:	Residential B4. Present L	lse: Residential	
B5. Architectural		res. Residential	
B6. Construction		orations)	
No original permit	•	erations)	
No original permit	t on me.		
B7. Moved?	✓ No	Original Location:	
B8. Related Feat			
B9a. Architect: (	Unknown	B9b. Builder: <i>Unknown</i>	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area 7400.0234	
Period of Si	ignificance: 1878-1948 Property Type	SINGLE Applicable	Criteria A, C
(Discuss importar	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
	ad and Horsecar Suburbs; Streetcar Suburbs		<b>3</b> , ,
	ictor Hall Tract is a good example of an early streeto		
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and la		
	ran along the perimeter of the tract on Adams Boule		
	ne south. By 1912, most of the parcels in the Charle	es Victor Hall Tract were improved with	n single-tamily
residences.			
The tract was la	aid out on a rectangular grid of streets running north	a-south and east-west The narcels w	ithin the tract are mostly
	consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consis		
	dent along Hobart Boulevard. Commercial building		
constructed ald	ong the perimeter streets of Western, Adams and Je	fferson later in the tract's history, most	ly during the 1920s.
DAA Addice and D	A total and a second a second and a second a		
B11. Additional Re	esource Attributes: (List attributes and codes)		
	Los Angeles Times, Sanborn Maps		
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		<b>A</b>	
D			
B13. Remarks:			
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B14. Evaluator:	Amanda Kainer PCR Se	nicos	
B14. Evaluator.		TVICES	
	233 Wilshire Blvd, Ste 130		
Data of Frankrick	Santa Monica, CA 90401	70000	
Date of Evaluation		5/2009	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3026 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3103 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3103 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053031029 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square post above a low wood wall; wide overhang; multi-light gable window flanked by vents; brackets; bay window; transom window over single-light fixed window with glass side-panels; metal bar security door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1906 P7. Owner Address: DOMINGUEZ, YOSHEMERY AND 3103 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/16/2009 P10. Survey Type: (Describe) Intensive Level Theory P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3				NRHP Statu	ıs Code:	5D3
	Resource Name or #	(Assigned by r	ecorder)	3103 BRIGHTON A	VE	
B1. Historic Name	£					
B2. Common Nam	ie					
B3. Original Use:	Residential	B4. Present U	Jse: Re	sidential		
B5. Architectural		• •				
	<b>History:</b> (Construction date, alterations,		,			
	and Shed, owner A.D. Peterson, architect \ ay window and rear sleeping porch, owner .					
70 70 7 7 1 4 4 7 6 7 6 7 6	, mach and real electrical person, emile	go.a aa coo	.оро 20			
B7. Moved? ✓	✓ No 🗌 Yes 🗌 Unknown Date:		Original L	ocation:		
B8. Related Featu	ures:					
B9a. Architect: V	Vilson		R9h Ruild	ler: A.D. Peterson		
B10. Significance						
Period of Sig		operty Type			Applicable	Criteria A, C
	ice in terms of historical or architectural cor			, period, and geograp		•
	nd and Horsecar Suburbs; Streetcar St		•		•	- 7,
	ctor Hall Tract is a good example of ar					
	farmland and considered a great dista elled by the advent of the horsecar, cal					
	ran along the perimeter of the tract on					
	e south. By 1912, most of the parcels					
residences.						
The tract was la	aid out on a rectangular grid of streets	runnina north	n-south ai	nd east-west The	e parcels wit	thin the tract are mostly
	consist of rectangular lots separated b					
	nce creating wide front yards. Behind					
	lleys. Street features within the tract in					
	dent along Hobart Boulevard. Comme ong the perimeter streets of Western, A					
concinacion arc	rig the perimeter endete er weetern, r	idamo ana co		itor in the tractorin	0.07, 77.000	y dannig the reces.
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B12. References:	os Angeles Times, Sanborn Maps					
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B13. Remarks:			2			
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				22		
B14. Evaluator:	Amanda Kainer	PCR Se	ervices			
	233 Wilshire Boulevard, Suite 130					
	Santa Monica, CA 90401					
Date of Evaluatio	n:	3/16	5/2009			
	(This space reserved for official comments	s.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3103 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/16/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3106 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 3106 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053032009 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman single-family residence; gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width porch with square columns above masonry bases; wide overhang with exposed rafters; hood dormer with multilight windows; double-hung multi-light above single-light windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building ☐ Structure ☐ Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1907 P7. Owner Address: HOWELL, KAREN A 3106 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP Sta		5D3
B1. Historic Name		Resource Name or #	(Assigned by re	ecorder)	3106 BRIGHTON	AVE	
B2. Common Nam B3. Original Use:	ne Residential		B4. Present U	lse: Res	sidential		
B5. Architectural	•						
	• `	ruction date, alterations, urd, architect S. Butler, o			r \$2 500		
roor. Rediaerioe,	owner Blanch 1111	ara, aronneot o. Battor, c	John Gotor Barto	77 B100, 10	7 φ2,000		
B7. Moved?   ■ B8. Related Feature		Unknown Date:	•	Original L	ocation:		
B9a. Architect: S	C Rutler		ı	ROb Ruild	er: <i>Burton Bros</i>		
B10. Significance		road and Horsecar Subu					
Period of Sig	-		operty Type			• •	Criteria A, C
		rical or architectural cor Suburbs; Streetcar Su		by theme,	, period, and geogr	aphic scope. <i>i</i>	Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and cor elled by the adver ran along the per	nsidered a great dista nt of the horsecar, cal	nce from the o ble car, and la Adams Boule	city cente iter the el vard to th	r of Los Angeles. lectric car, conne ne north, Westerr	. Residential cting it to dov n Avenue to t	n in 1887, the tract was development within the wntown. By 1910, three he west and Jefferson single-family
residential and the same distar the adjoining al particularly evid	consist of rectan nce creating wide lleys. Street fea dent along Hobar	gular lots separated b	by rear alleywa many of the include consisercial buildings	ays. The residence tent side s and mu	e residences are es are garages ar walks and plantin Iti-family apartme	all set back fond ancillary b ngs. Large s ent buildings v	were eventually
B11. Additional Re B12. References:		(List attributes and coo	les)				
LA City Permits, L	os Angeles Times,	Sanborn Maps					
B13. Remarks:				2	N		
B14. Evaluator:	Amanda Kainer 233 Wilshire Boul	evard, Suite 130	PCR Se	rvices			
	Santa Monica, CA	90401					
Date of Evaluatio				7/2009			
	(Inis space reserv	ed for official comments	5.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3106 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

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**NRHP Status Code** 

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3112 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3112 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053032010 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman single-family residence; cross gable roof; clapboard siding; wood-frame roof; wood stud-wall structure; full-width recessed porch with square columns above a wood porch wall; gable end half-timbered and stuccoed with multilight windows; decorative verge board; wide overhang with exposed rafters; multi-light transom above single-light window; metal bar security door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1906 P7. Owner Address: QUIROZ, VICTOR M SR CO TR 1657 W 25TH ST LOS ANGELES CA, CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Dogo 2 of 2		NRHP Status Code:	5D3
Page 2 of 3	Resource Name or # (Assigned by		
B1. Historic Name B2. Common Nam		Coolder) CTIZ BINGTITOTVITVE	
B3. Original Use:	Residential B4. Present	Jse: Residential	
B5. Architectural		Joe. Modernia	
	<b>History:</b> (Construction date, alterations, and date of al	terations)	
1906: 6-Room Re	sidence, owner W.C. Sherman, architect/contractor C.A.	Scovel, for \$2,100	
B7. Moved?	∕ No	Original Location:	
B8. Related Featu			
DO- Architect C	2.4.0	Pole Pullston, O.A. Occasió	
B9a. Architect: C		B9b. Builder: C.A. Scovel	
B10. Significance Period of Significance			e Criteria A, C
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•	nd and Horsecar Suburbs; Streetcar Suburbs	2 2, 11.0.1.0, police, and googlapine occpo.	, 1100 addi 000 iii.ogi.iij./
	ctor Hall Tract is a good example of an early street		
	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and l		
	ran along the perimeter of the tract on Adams Boul		
Boulevard to th	e south. By 1912, most of the parcels in the Char		
residences.			
The tract was la	aid out on a rectangular grid of streets running nort	h-south and east-west. The parcels w	ithin the tract are mostly
	consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consi dent along Hobart Boulevard. Commercial building		
	ing the perimeter streets of Western, Adams and Je		
		•	
D44 Additional D	Attaile the second and and and and and and and and and a		
B12. References:	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
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B13. Remarks:		N	
		N	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
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	Santa Monica, CA 90401		
Date of Evaluation	on: 3/1	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3112 BRIGHTON AVE

Recorded by Amanda Kainer Date 3/17/2009

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Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3113 BRIGHTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3113 **BRIGHTON AVE** City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053031030 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman duplex residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; covered gable-porch entrances supported by two boxed columns above a low stucco porch-wall; multi-light horizontal sliding windows (alteration); metal security doors (alteration). P3b. Resource Attributes: (List attributes and codes) Site ☐ District ☐ Element of District P4. Resources Present: ✓ Building ☐ Structure ☐ Object Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1922 P7. Owner Address: KIMBLE, ROYCE L CO TR 4545 DON TONITO DR LOS ANGELES CA, CA 90008 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/1/2004 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP Sta	atus Code:	5D3	
	R	esource Name or #	(Assigned by re	ecorder)	3113 BRIGHTON	AVE		
B1. Historic Name	e:							
B2. Common Nam	ne							
B3. Original Use:	Residential		B4. Present U	se: Re	sidential			
B5. Architectural	Style: Craftsma	nn						
	• '	ction date, alterations,		•				
	, ,,	Wm. J. Hassfurther, a lassfurther, architect F		,	, for \$5,500			
B7. Moved? •		nknown Date:	•	Original L	Location:			
B9a. Architect: F					ler: Unknown			
B10. Significance		ad and Horsecar Subu	•			1/O A II II I -	0-11	
•	ice in terms of histori	cal or architectural cor uburbs; Streetcar St	ntext as defined		e, period, and geog			ry.)
surrounded by area was prope streetcar lines	farmland and cons elled by the advent ran along the perin	good example of an idered a great dista of the horsecar, can neter of the tract on , most of the parcel	nce from the o ble car, and la Adams Boule	city cente iter the e vard to th	er of Los Angeles lectric car, conne he north, Wester	s. Residential of ecting it to down n Avenue to the	development with untown. By 1910 he west and Jeffe	in the ), three
residential and the same distanthe adjoining an particularly evid	consist of rectangunce creating wide fleys. Street featu Stent along Hobart I	gular grid of streets ular lots separated b front yards. Behind res within the tract i Boulevard. Comme treets of Western, A	by rear alleywa I many of the include consis ercial buildings	ays. The residence tent side s and mu	e residences are es are garages a walks and plantii ılti-family apartme	all set back fr nd ancillary bungs. Large st ent buildings v	om the street at r uildings accessibl treet trees are vere eventually	oughly e from
B11. Additional Re		List attributes and cod	des)					
	os Angeles Times, S	Sanborn Maps						
B13. Remarks:					N			
B14. Evaluator:	Amanda Kainer		PCR Se	rvices				
	233 Wilshire Blvd, S	Ste 130						
	Santa Monica, CA	90401						
Date of Evaluation	n:		6/1	/2004				
	(This space reserve	d for official comments	s.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3113 BRIGHTON AVE

Recorded by Amanda Kainer Date 6/1/2004

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP St	atus Code 5D3	
		Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ed by recorder)	2656 BRIGHTON Ave	nue
P2. Location:	tion Unrestricted	a. Coun	tv	
and (P2b and P2c or P2d. Attach a		a. ooun	.y	
b. USGS 7.5' Quad	Date T	; R ;	1/4 of Sec	: B.M.
c. Address: 2656	S BRIGHTO	, ,	LOS ANGELES	Zip
d. UTM: (Give more than one for la	arge and/or linear resources)	Zone	; mE/	mN .
e. Other Locational Data (e.g. Parce	#, directions to resource, elevat	tion, etc., as appropria	ate)	
Oriented with the primary (west) ele	vation facing west. Located on ti	he east side of Brighto	on Avenue.	
			Parcel	No. 5053035012
· `	s and its major elements. Include	•		,
Two-story; rectangular plan; Transi				
roof; wood stud-wall structure; bay				
band with dentils; second story por	ch with balustrade; awnings (	(alteration); aluminu	ım windows flanked by	shutters (alteration).
P3b. Resource Attributes: (List attribu	utes and codes)			
<u>`</u>		Diamin [	Flores at of District	Other (Inclutes etc.)
P4. Resources Present: ✓ Building	☐ Structure ☐ Object ☐ S	Site	☐ Element of District	Other (Isolates, etc.)
			DCh Danawinstin	a of Dhata.
		#1	P5b Descriptio	
THE PERSON NAMED IN	The state of the state of	446	(View, date, ac	•
	7 100	* * * * * * * * * * * * * * * * * * * *		, Lkg E, Mar 2009
The second second second second				tructed/Age and Sources:
			Prehisto	ric ✓ Historic ☐ Both
	Milly		1906	
			P7. Owner Ad	dress:
		The second		
	HALL END	a that	2656 BRIGHT	ON AVE
		16.00	LOS ANGELES	S CA 90018
XX -	Miles		P8. Recorded	hv-
		ha are		on, and address)
		100	Amanda Kaine	
		-	PCR Services	•
		40 MM		oulevard, Suite 130
		4 / L	Santa Monica,	•
		17-11-11-11-11-11-1	•	
		TO THE REAL PROPERTY.	P9. Date Reco	
			P10. Survey T	
			Intensive Leve	Survey
P11. Report Citation: (Cite survey re	port and other sources, or enter '	"none.")		
Attachments: NONE	☐ Continuation Sheet	Dist	rict Record	Rock Art Record
Location Map	Building, Structure, and Obje	_		Artifact Record
Sketch Map	Archaeological Record			Photograph Record
Other: (List)		IVIIIII	5	

Page 2 of 3				NRHP S	tatus Code:	5D3
1 agc 2 01 3	Resource Name or # (Assign	gned by re	ecorder)	2656 BRIGHTO	N Avenue	
B1. Historic Name B2. Common Nam	:		,			
B3. Original Use:		Present Us	se: Res	sidential		
B5. Architectural	Style: Transitional Craftsman					
<b>B6. Construction</b>	History: (Construction date, alterations, and o	date of alte	erations)			
1906: 11-Room R	esidence, owner John Thayer, architect/contract	or J.E. Bre	eitwiser, fo	r \$4,700		
B7. Moved?	☑ No ☐ Yes ☐ Unknown Date:	C	Original L	ocation:		
DOS Architecto	I. F. Braitsvia av	r	المال المال	or. I.E. Droituio	0.5	
B9a. Architect: <i>J</i> <b>B10. Significance</b>				er: J.E. Breitwis	er	
Period of Sig		ty Type		al	Applicable	Criteria A, C
	ce in terms of historical or architectural context a					
Theme: Railroa	d and Horsecar Suburbs; Streetcar Suburb	s				
The Charles Vi	otor Hall Tract is a good example of an earl	ly stroots	ar suburk	At the time of	of its subdivisio	n in 1997 the tract was
	ctor Hall Tract is a good example of an earl farmland and considered a great distance fi					
area was prope	elled by the advent of the horsecar, cable ca	ar, and lat	ter the el	lectric car, conr	necting it to dov	wntown. By 1910, three
	ran along the perimeter of the tract on Adam					
residences.	e south. By 1912, most of the parcels in the	ie Criarie	S VICIOI	nali Tract were	: improved with	Sirigle-rarrilly
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of streets runn consist of rectangular lots separated by rea nce creating wide front yards. Behind man leys. Street features within the tract includ dent along Hobart Boulevard. Commercial	ar alleywa ny of the ro de consist buildings	ays. The residence tent side s and mu	e residences ar es are garages walks and plan Iti-family apartn	e all set back for and ancillary b tings. Large s ment buildings v	rom the street at roughly uildings accessible from treet trees are were eventually
constructed alo	ng the perimeter streets of Western, Adams	s and Jef	fferson la	ter in the tract's	s history, mosti	ly during the 1920s.
	esource Attributes: (List attributes and codes)					
B12. References:	os Angeles Times, Sanborn Maps					
LA City Permits, L	os Angeles Times, Sanborn Maps					
B13. Remarks:			2	AN N		
B14. Evaluator:		PCR Ser	rvices			
	233 Wilshire Boulevard, Suite 130					
Date of Evaluatio	Santa Monica, CA 90401	3/17.	/2009			
Date of Evaluatio	(This space reserved for official comments.)		72000			
	(This space reserved for official comments.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2656 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

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NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2702 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2702 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053034029 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Craftsman single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; partial-width front porch with square rusticated stone columns partially enclosed (alteration); gable vent; wide eaves with exposed rafters and decorative brackets; multi-light vinyl windows (alteration); flat panel door with oval window (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ District ☐ Element of District \_\_Site Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1909 P7. Owner Address: 2702 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
rage 2 01 3	Resource Name or # (Assigned by	recorder) 2702 BRIGHTON Avenue	
B1. Historic Name B2. Common Nam	x.		
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural			
	History: (Construction date, alterations, and date of a	lterations)	
1909: 8-Room Res	sidence, owner/architect/contractor W.D. Clark, for \$3,0	00	
B7. Moved? ✓	✓ No	Original Location:	
B8. Related Featu	ures:	•	
POo Architoct: M	N.D. Clark	POb Buildon W.D. Clork	
B9a. Architect: V		B9b. Builder: W.D. Clark	
Period of Sig			e Criteria A, C
	ice in terms of historical or architectural context as define		
	nd and Horsecar Suburbs; Streetcar Suburbs		<b>3</b> , ,
	ctor Hall Tract is a good example of an early stree		
	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and		
	ran along the perimeter of the tract on Adams Bou		
	e south. By 1912, most of the parcels in the Cha	rles Victor Hall Tract were improved with	n single-family
residences.			
The tract was la	aid out on a rectangular grid of streets running nor	th-south and east-west. The parcels w	ithin the tract are mostly
residential and	consist of rectangular lots separated by rear alley	ways. The residences are all set back t	from the street at roughly
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include cons dent along Hobart Boulevard. Commercial buildin		
	ong the perimeter streets of Western, Adams and		
R11 Additional Re	esource Attributes: (List attributes and codes)		
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S	Services	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 3/	17/2009	
	(This space reserved for official comments.)		

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Page 3 of 3 Resource Name or # (Assigned by recorder) 2702 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/17/2009

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Primary # HRI # Trinomial

RHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2706 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2706 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053034038 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square columns and wood balustrade; porch stair railing (alteration); turret; decorative verge boards; bay window with shed roof; gable multi-light window flanked by vents; wide eaves with exposed rafters; double-hung multi-light over single-light windows, metal security bar windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: 2706 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

				MDU	D Ctatus Cada: ED2	
Page 2 of 3					P Status Code: 5D3	
	Resource Name or # (Ass	signed by re	ecorder)	2706 BRIGH	TON Avenue	
B1. Historic Name	<b>:</b> :					
B2. Common Nam			_			
B3. Original Use:		. Present U	se: Re	sidential		
B5. Architectural	•	-1-1				
	History: (Construction date, alterations, and amily residence constructed for owner Nichols &			abala 9 Clark	for \$2,000	
	n, owner Sanale E. Clark, contractor/architect N			JIOIS & Clark I	OΓ \$3,000	
	n, owner N & Clark, contractor N & Clark, for \$1		. <u>.</u>			
1926: 7' x 7' dress	sing room addition, owner S.C. Clark, contractor	r/architect S	S.C. Clark	for \$120		
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date:	(	Original I	Location:		
B8. Related Feat	ures:					
B9a. Architect: U	Jnknown	E	39b. Build	der: Nichols &	Clark	
B10. Significance						
Period of Signature	·	rty Type		ial	Applicable Criteria	A, C
(Discuss importan	ace in terms of historical or architectural context	as defined	by theme	e, period, and ç	geographic scope. Also addre	ess integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Subur	bs .				
Tl Ol 1 \/				l- A ( )  ()	file b - division in - 400	7 (  ( (
	ctor Hall Tract is a good example of an eal farmland and considered a great distance					
	elled by the advent of the horsecar, cable o					
streetcar lines i	ran along the perimeter of the tract on Ada	ms Boule	vard to t	he north, We	stern Avenue to the west	and Jefferson
	e south. By 1912, most of the parcels in	the Charle	es Victor	Hall Tract we	ere improved with single-fa	amily
residences.						
The tract was la	aid out on a rectangular grid of streets runi	ning north	-south a	nd east-west	t. The parcels within the t	ract are mostly
residential and	consist of rectangular lots separated by re	ear alleywa	ays. Th	e residences	are all set back from the s	street at roughly
	nce creating wide front yards. Behind ma					
	lleys. Street features within the tract inclu dent along Hobart Boulevard. Commercia					
	ong the perimeter streets of Western, Adam					
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)					
	.os Angeles Times, Sanborn Maps					
•	,					
				1		
B13. Remarks:						
				N		
				12.21		
B14. Evaluator:		PCR Se	rvices			
	233 Wilshire Boulevard, Suite 130					
Date of Evaluation	Santa Monica, CA 90401	3/17	/2009			
Date of Evaluation		3/17	72009			
	(This space reserved for official comments.)					
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2706 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2712 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2712 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053034030 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman multi-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed front porch (alteration); wide eaves with exposed rafters; second-story oriel window with decorative brackets; vinyl multi-light horizontal sliding windows (alteration); metal security bar doors (alteration); entrance ramp (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1908 P7. Owner Address: 2712 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Dans 0 of 0		NRHP Status Code:	5D3
Page 2 of 3	Described Name as # (Assigned by		020
	Resource Name or # (Assigned by	ecolder) 2712 BRIGHTON Aveilue	
B1. Historic Name			
B2. Common Nam		Jse: Residential	
B3. Original Use:		ose. Resideriliai	
B5. Architectural B6. Construction		terations)	
No original permit		terations)	
0 ,	age for owner A. Hildebrandt, for \$40		
	✓ No U Yes U Unknown Date:	Original Location:	
B8. Related Feat	ures:		
B9a. Architect: U	Jnknown	B9b. Builder: Unknown	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area	
Period of Signature	gnificance: 1878-1948 Property Type	Residential Applicable	Criteria A, C
(Discuss importan	ice in terms of historical or architectural context as define	d by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ctor Hall Tract is a good example of an early street	car suburb. At the time of its subdivision	in in 1887 the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and I		
	ran along the perimeter of the tract on Adams Boul		
Boulevard to th residences.	e south. By 1912, most of the parcels in the Char	les Victor Hall Tract were improved with	n single-family
residerices.			
	aid out on a rectangular grid of streets running nort		
	consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the lleys. Street features within the tract include consi		
	dent along Hobart Boulevard. Commercial building		
	ong the perimeter streets of Western, Adams and Je		
5			
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
	os Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:		INI	
		IN	
B14. Evaluator:		ervices	
	233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401		
Date of Evaluation	*	5/2009	
Date of Evaluation		3/2003	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2712 BRIGHTON Avenue

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2716 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2716 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053034037 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; gable front porch with square columns above low wood wall; porch gable with decorative brackets and half-timbering; bay window; side-garage (addition); wide eaves with exposed rafters; double-hung singlelight windows; metal bar security windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: 2716 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3			NRHP Status C	Code: 5D3	
	Resource Name or # (Assign	ed by recorder)	2716 BRIGHTON Aven	nue	
B1. Historic Name B2. Common Nam					
B3. Original Use:	Residential B4. Pre	esent Use: Re	esidential		
<b>B5. Architectural</b>	•				
	<b>History:</b> (Construction date, alterations, and dat om residence for W.D. Clark, architect Nicols & Clark	•			
1905. 2-Story 7-100	oni residence for W.D. Clark, architect Nicols & Cla	irk, contractor vi	7. D. Clark, 101 \$2,000		
B7. Moved? ✓	☑ No ☐ Yes ☐ Unknown Date:	Original	Location:		
B8. Related Featu	ures:				
B9a. Architect: Λ	licols & Clark	B9b. Bui	der: W. D. Clark		
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Stre	eetcar Area			
Period of Sig	-	<b>Type</b> Resider	•	pplicable Criteria A, C	
•	ce in terms of historical or architectural context as	defined by them	e, period, and geographic	scope. Also address integrity.)	
Theme: Railroa	d and Horsecar Suburbs; Streetcar Suburbs				
The Charles Vio	ctor Hall Tract is a good example of an early s	streetcar subu	rb. At the time of its su	ıbdivision in 1887, the tract was	S
	farmland and considered a great distance from				
	elled by the advent of the horsecar, cable car, Fan along the perimeter of the tract on Adams				ee
Boulevard to the	e south. By 1912, most of the parcels in the				
residences.					
The tract was la	aid out on a rectangular grid of streets running	g north-south a	and east-west. The pa	arcels within the tract are mostly	V
residential and	consist of rectangular lots separated by rear	alleyways. Th	he residences are all se	et back from the street at rough	ly
	nce creating wide front yards. Behind many leys. Street features within the tract include				m
particularly evid	lent along Hobart Boulevard. Commercial bu	uildings and m	ulti-family apartment bเ	uildings were eventually	
constructed alo	ng the perimeter streets of Western, Adams a	and Jefferson	later in the tract's histor	ry, mostly during the 1920s.	
B11. Additional Re	esource Attributes: (List attributes and codes)				
B12. References:					
LA City Permits, L	os Angeles Times, Sanborn Maps				
			<b>A</b>		
B13. Remarks:					
			IN		
B14. Evaluator:	Amanda Kainer E	PCR Services	-		
	233 Wilshire Boulevard, Suite 130	ON GOIVIGOS			
	Santa Monica, CA 90401				
Date of Evaluatio	n:	3/17/2009			
	(This space reserved for official comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2716 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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

### PRIMARY RECORD

Primary # HRI # Trinomial

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рцр	Status	Codo	50

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2801 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2801 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053029035 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width porch with columns and balustrade (alteration); decorative verge board; wide eaves with exposed rafters and brackets; low turret; double-hung single-light windows with transoms and sidelights; metal security bar windows (alteration); metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1905 P7. Owner Address: 2801 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
. ago = 0. 0	Resource Name or # (Assigned by	recorder) 2801 BRIGHTON Avenue	
B1. Historic Name	:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	Style: Craftsman		
<b>B6. Construction</b>	History: (Construction date, alterations, and date of a	alterations)	
	on file. en porch on first floor, owner Hinton, contractor W.J. Wa age, owner Thor Hinton, for \$100	lker, for \$150	
B7. Moved? very B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:	
DO- Analitaat 1	Later and	Poli Dillia Halanan	
B9a. Architect: <i>U</i>		B9b. Builder: <i>Unknown</i>	
Period of Sign	,		e Criteria A, C
(Discuss importan	ce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs		
surrounded by a area was prope streetcar lines r	ctor Hall Tract is a good example of an early stree farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and ran along the perimeter of the tract on Adams Bou e south. By 1912, most of the parcels in the Cha	e city center of Los Angeles. Residential later the electric car, connecting it to do levard to the north, Western Avenue to t	development within the wntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of streets running not consist of rectangular lots separated by rear alley note creating wide front yards. Behind many of the leys. Street features within the tract include consident along Hobart Boulevard. Commercial building the perimeter streets of Western, Adams and any the perimeter streets.	ways. The residences are all set back to be residences are garages and ancillary be clistent sidewalks and plantings. Large so Igs and multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B11. Additional Re	esource Attributes: (List attributes and codes)		
	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR 3 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	Services	
Date of Evaluatio	•	17/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2801 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2827 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2827 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053029037 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman with elements of the Dutch Revival single-family residence; cross gable gambrel roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; attic vents; recessed partial-width porch with square columns; awnings; double-hung single-light windows; metal bar security windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1906 P7. Owner Address: 2827 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

			<b>D</b> 0
Page 2 of 3			D3
	Resource Name or # (Assigned by	recorder) 2827 BRIGHTON Avenue	
B1. Historic Name	:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present	Use: Residential	
<b>B5. Architectural</b>			
	<b>History:</b> (Construction date, alterations, and date of a	•	
	dence, owner Dr. Ellwood Thorn, contractor Dr. Ellwood age, owner H.J. Coalis, contractor W.D. Clark, \$115	Thorn, \$3,000	
1910. 1-100III gaic	age, owner rise. Counts, contractor w.b. Clark, \$110		
B7. Moved? ✓	No 🗌 Yes 🗌 Unknown 🔝 Date:	Original Location:	
B8. Related Featu	ıres:		
B9a. Architect: L		B9b. Builder: Ellwood Thorn	
B10. Significance	•		
Period of Sig			riteria A, C
	ce in terms of historical or architectural context as define	d by theme, period, and geographic scope. Als	so address integrity.)
meme. Raimoa	d and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vio	ctor Hall Tract is a good example of an early street	car suburb. At the time of its subdivision i	in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and		
	ran along the perimeter of the tract on Adams Boul		
residences.	e south. By 1912, most of the parcels in the Chai	ies victor Haii Tract were improved with s	ingle-lamily
roordorrood.			
	aid out on a rectangular grid of streets running nor		
	consist of rectangular lots separated by rear alleys		
	nce creating wide front yards. Behind many of the leys. Street features within the tract include cons.		
	leys. Street reatures within the tract include consi Ient along Hobart Boulevard. Commercial building		
	ng the perimeter streets of Western, Adams and J		
			•
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
	os Angeles Times, Sanborn Maps		
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		Λ	
B13. Remarks:			
Dio. Remarks.			
		2.2.	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio	n: 3/1	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2827 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/17/2009

### **B10 Significance (Continued)**

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI# Trinomial

Other Lietings NRI		NRHP Status Code	NRHP Status Code 5D3		
	Other Listings Review Code	Reviewer		Date	
_					
Page 1 of 3	Resource Name or #: (Assign	ed by recorder) 2913	BRIGHTON Ave	nue	
P1. Other Identifier:	tion D Homostriatord				
P2. Location: Unot for Publica		a. County			
and (P2b and P2c or P2d. Attach a	Date T	; R ; 1/4 of	1/4 of Sec	: B.M.	
c. Address: 2913	S BRIGHTO	·		Zip	
d. UTM: (Give more than one for la		Zone ;	mE/	mN	
e. Other Locational Data (e.g. Parce	· ·	•	IIIL/	11114	
Oriented with the primary (east) elev					
enemen mar are primary (easy ere	audin rading dada _coated on a	o most clas or 2 ng/nom/monas			
			Parcel	No. 5053030032	
P3 Description: (Describe resources	and its major elements. Include	e design, materials, condition, al	terations, size, a	nd boundaries)	
Two-story; rectangular plan; Americ	can Foursquare single-family	residence; gable on hip room	; wood clapboa	ard siding; wood-frame	
roof; hip gable with fan window; see	cond story porch with wood b	alustrade; wood stud-wall st	ructure; partial	-width porch with square	
columns curving around corner with		es with decorative brackets;	double-hung s	single-light windows; flat	
panel door with side lights (alteration	on).				
P3b. Resource Attributes: (List attribu	utes and codes)				
P4. Resources Present:	☐ Structure ☐ Object ☐	Site District Element	of District	Other (Isolates, etc.)	
1			P5b Description	of Photo:	
			(View, date, acc	cession #)	
		1 0 0 000	East Elevation,	Lkg W, Mar 2009	
			P6. Date Const	tructed/Age and Sources:	
	4		Prehisto	ric Historic Both	
			1905		
		<b>各 路 周</b>	P7. Owner Add	Iress:	
			17. Owner Add		
			2913 BRIGHT	ON AVE	
			LOS ANGELES		
			P8. Recorded I		
				on, and address)	
			Amanda Kainer	•	
			PCR Services		
				oulevard, Suite 130	
			Santa Monica,	•	
			•		
			P9. Date Reco		
		The second second	P10. Survey Ty		
			Intensive Level	Survey	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")			
Attachments: NONE	Continuation Sheet	☐ District Record	= -	Rock Art Record	
Location Map	Building, Structure, and Obje			artifact Record	
☐ Sketch Map ☐ Other: (List)	☐ Archaeological Record		Record L F	Photograph Record	

Page 2 of 3					NRHP Stat	us Code:	5D3
S		Resource Name or #	(Assigned by re	ecorder) 2	913 BRIGHTON	Avenue	
B1. Historic Name B2. Common Nan B3. Original Use:			B4. Present U	sa: Pasir	dential		
B5. Architectural B6. Construction	Style: Amer	ican 4-Square struction date, alterations			deritiai		
No original permit	• '		, a aa	,			
B7. Moved? [ B8. Related Feat	☐ No ☐ Yes ☐ ures:	Unknown Date:	(	Original Lo	cation:		
B9a. Architect: U		ilroad and Haragaar Suba			r: Unknown		
Period of Si		ilroad and Horsecar Subi 178-1948	roperty Type		1	Applicable	e Criteria A, C
		torical or architectural co Suburbs; Streetcar S	ntext as defined				
surrounded by area was prope streetcar lines	farmland and co elled by the adve ran along the pe	onsidered a great dista ent of the horsecar, ca	ance from the or ble car, and la Adams Boule	city center ter the ele vard to the	of Los Angeles. ctric car, connec north, Western	Residential cting it to do Avenue to t	n in 1887, the tract was development within the wntown. By 1910, three the west and Jefferson a single-family
residential and the same dista- the adjoining a particularly evid	consist of recta nce creating wic lleys. Street fea dent along Hoba	ngular lots separated i	by rear alleywa d many of the i include consis ercial buildings	ays. The residences tent sidewas and multi	residences are a are garages an alks and plantino i-family apartme	all set back t ad ancillary b gs. Large s nt buildings	were eventually
B11. Additional Ro B12. References		: (List attributes and co	des)				
LA City Permits, L	os Angeles Times	s, Sanborn Maps					
B13. Remarks:				1	N		
B14. Evaluator:		ılevard, Suite 130 A. 90401	PCR Se	rvices			
Date of Evaluation	•		3/16	/2009			
	(This space rese	rved for official comment	s.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2913 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/16/2009

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

PHP Status Code

**NRHP Status Code** Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2946 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2946 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue. Parcel No. 5053033031 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; partial-width porch with boxed columns and decorative brackets under shed roof; wide eaves with exposed rafters and decorative verge board; single-light double-hung windows; vinyl sliding windows (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1910 P7. Owner Address: 2946 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
. ago = 0. 0	Resource Name or # (Assigned by	y recorder) 2946 BRIGHTON Avenue	
B1. Historic Name	:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present	t Use: Residential	
B5. Architectural	Style: Transitional Craftsman		
<b>B6. Construction</b>	<b>History:</b> (Construction date, alterations, and date of	alterations)	
•	age, owner Mrs. Burd, contractor Pacific Portable Const age, owner E. Maljan, architect/contractor E. Maljan, for		
B7. Moved? very B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:	
DO- Analitaat 1	Later and	DOL D. Harry Makes are	
B9a. Architect: U		B9b. Builder: <i>Unknown</i>	
B10. Significance Period of Significance			e Criteria A, C
(Discuss importan	ce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs		
surrounded by area was prope streetcar lines i Boulevard to th residences.	ctor Hall Tract is a good example of an early street farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and ran along the perimeter of the tract on Adams Boue south. By 1912, most of the parcels in the Cha	e city center of Los Angeles. Residential later the electric car, connecting it to do ulevard to the north, Western Avenue to arles Victor Hall Tract were improved with	I development within the owntown. By 1910, three the west and Jefferson h single-family
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B11. Additional Re	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	Services	
Date of Evaluatio	•	/17/2009	
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Page 3 of 3 Resource Name or # (Assigned by recorder) 2946 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/17/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

RHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2957 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2957 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053030031 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; elements of Queen Anne single-family residence; irregular shaped roof; stucco siding (alteration); woodframe roof; wood stud-wall structure; turret; bay windows; partial-width porch with metal balustrade and thick columns; porch stair railings (alteration); bay window; wide eaves with exposed rafters and brackets; cornice; bay window; window and porch awnings (alteration); single-light double-hung windows; metal bar security door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: 250 W 1ST ST CLAREMONT CA 91711 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/16/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by	recorder) 2957 BRIGHTON Avenue	
B1. Historic Name	<del>)</del> :		
B2. Common Nan	ne		
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	Style: elements of Queen Anne		
B6. Construction	History: (Construction date, alterations, and date of a	terations)	
No original permit	on file.		
B7. Moved?	✓ No 🗌 Yes 🗌 Unknown 💮 Date:	Original Location:	
B8. Related Feat	ures:		
DO- Analista d	Holorous	DOL D. Harry Halmann	
B9a. Architect: (		B9b. Builder: <i>Unknown</i>	
B10. Significance			Criteria A, C
Period of Signature	<b>gnificance:</b> 1878-1948 <b>Property Type</b> nce in terms of historical or architectural context as define	• •	·
	ad and Horsecar Suburbs: Streetcar Suburbs	u by theme, period, and geographic scope.	Also address integrity.)
meme. Ramoe	id and Horsecar Gubarbs, Gireetear Gubarbs		
The Charles Vi	ictor Hall Tract is a good example of an early street	car suburb. At the time of its subdivisio	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and l		
	ran along the perimeter of the tract on Adams Boul ne south. By 1912, most of the parcels in the Char		
residences.	o dour. By 1012, most of the parodic in the onar	100 Violoi Flan Fraot Word Improvod Will	r dirigio rarriiry
	aid out on a rectangular grid of streets running nort		
	consist of rectangular lots separated by rear alleyv nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consi		
particularly evid	dent along Hobart Boulevard. Commercial building	gs and multi-family apartment buildings	were eventually
constructed ald	ong the perimeter streets of Western, Adams and J	əfferson later in the tract's history, most	ly during the 1920s.
R11 Additional Re	esource Attributes: (List attributes and codes)		
B12. References			
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		NI.	
		[N]	
D44 Fuelveten	Amanda Kainer PCR S	an ione	
B14. Evaluator:		ervices	
	233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401		
Date of Evaluation	•	16/2009	
Date of Evaluation	(This space reserved for official comments.)	0,2000	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2957 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/16/2009

### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 3107 BRIGHTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 3107 BRIGHTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue. Parcel No. 5053031027 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; shingles and clapboard siding; woodframe roof; wood stud-wall structure; partial-width porch with columns and balustrade; wide boxed eaves; single-light window with glass side-lights; metal bar security door (alteration). P3b. Resource Attributes: (List attributes and codes) ☐ District ☐ Element of District P4. Resources Present: ✓ Building Structure Object Site Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1905 P7. Owner Address: 3107 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/16/2007 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

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Page 2 of 3	Resource Name or # (Assigned by		
B1. Historic Name B2. Common Nam	e.	ecolder) STOT BINOTH ON AVEILLE	
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural			
<b>B6. Construction</b>		erations)	
Original permit una	available.		
B7. Moved? ✓	No Yes Unknown Date:	Original Location:	
B8. Related Featu		original Ecoulori.	
B9a. Architect: L		B9b. Builder: <i>Unknown</i>	
B10. Significance			Critoria A C
Period of Sig	gnificance: 1878-1948 Property Type ce in terms of historical or architectural context as defined	• •	Criteria A, C
	nd and Horsecar Suburbs; Streetcar Suburbs	by theme, period, and geographic scope.	Also address integrity.)
meme. Ramoa	d and Horsecal Guburbs, Girecteal Guburbs		
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	elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Bould		
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The tract was la	aid out on a rectangular grid of streets running norti	n-south and east-west The narcels wi	thin the tract are mostly
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	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consistent along Hobart Boulevard. Commercial building		
	ing the perimeter streets of Western, Adams and Je		
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B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
	os Angeles Times, Sanborn Maps		
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		<b>A</b>	
B13. Remarks:		AL	
		[N]	
B14. Evaluator:	Amenda Kainar	an daga	
D14. Evaluator:	Amanda Kainer PCR Se 233 Wilshire Boulevard, Suite 130	# VICES	
	Santa Monica, CA 90401		
Date of Evaluatio	•	6/2007	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3107 BRIGHTON Avenue

Recorded by Amanda Kainer Date 3/16/2007

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer **Date** Resource Name or #: (Assigned by recorder) 2611 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2611 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; rectangular plan; Colonial Revival style residential building; hipped roof with composite shingles, frontgable dormer with returns and front gable dormer on the south elevation (alteration); wood shingle exterior walls; concrete foundation; concrete steps leading to partial-width entry porch; two round columns sitting atop stucco wall supports porch roof; angled bays on east elevation and north elevation; wood entry door with sidelights within porch; wood fixed and double-hung wood windows; aluminum sliding windows (alteration); metal screens on entry door and some windows (alteration); porch covered in stucco (alteration); wood or plastic handrail along porch steps (alteration); concrete block wall (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1907, Los Angeles County Assessor P7. Owner Address: DEUTSCHE BANK NATIONAL CO T 0 PO BOX 11000 SANTA ANA CA, CA 92711 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/10/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ■ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by	recorder) 2611 DALTON AVE
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present U	Jse: Residential
B5. Architectural Style: Colonial Revival	
B6. Construction History: (Construction date, alterations, and date of all	erations)
No original building permit. 10/29/1906: Building permit to move residence from front to rear of lot (from none. Builder: Pefley & Miller. 2/27/1936: Alteration permit to add bathroom, remove brick chimney on 2nd	
B7. Moved?	Original Location:
B9a. Architect:	B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Period of Significance: 1878-1948 Property Type	
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The Charles Victor Hall Tract is a good example of an early streets surrounded by farmland and considered a great distance from the area was propelled by the advent of the horsecar, cable car, and is streetcar lines ran along the perimeter of the tract on Adams Boule Boulevard to the south. By 1912, most of the parcels in the Charlesidences.	city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson
The tract was laid out on a rectangular grid of streets running north residential and consist of rectangular lots separated by rear alleywe the same distance creating wide front yards. Behind many of the the adjoining alleys. Street features within the tract include consist particularly evident along Hobart Boulevard. Commercial building constructed along the perimeter streets of Western, Adams and Jensey 1981.	rays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are as and multi-family apartment buildings were eventually
B11. Additional Resource Attributes: (List attributes and codes)  HF B12. References:	2 2. Single family property
LA City Permits, Los Angeles Times, Sanborn Maps	
B13. Remarks:	N
B14. Evaluator: Laura Vanaskie reservation Asso 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	nciates
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2611 DALTON AVE

Recorded by Laura Vanaskie Date 4/10/2009

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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKHP St	atus Code 5D3	
	Review Code	Reviewer		Date
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica	Resource Name or #: (Assignation Unrestricted	ned by recorder)  a. Count	2616 DALTON AVE	
and (P2b and P2c or P2d. Attach			ıy	
b. USGS 7.5' Quad	Date T	; R ;	1/4 of 1/4 of Sec	: : B.M.
c. Address: 2616			LOS ANGELES	Zip 90018
d. UTM: (Give more than one for la		Zone	; mE/	mN
e. Other Locational Data (e.g. Parce	el #, directions to resource, eleva	ation, etc., as appropria	ate)	
Oriented with the primary (west) ele	evation facing west. Located on	the east side of Dalton	Avenue.	
			Parcel	No. 5053027033
• '	s and its major elements. Includ			•
One-story; rectangular plan; Victor siding; wood-frame roof; wood stud security door screen (alteration).				
P3b. Resource Attributes: (List attrib	utes and codes)			
P4. Resources Present:	g Structure Object	Site District	Element of District	Other (Isolates, etc.)
			P5b Description	n of Photo:
		No. of the second	(View, date, ac	,
		TO THE PARTY OF		, Lkg E, Mar 2009
MARIE STATE	<b>阿顿尔·</b> 韦兰·克		P6. Date Cons	tructed/Age and Sources:
	THE THE		Prehisto	ric ✓ Historic ☐ Both
	上表 化产生型	<b>建</b> 63 明	1904	
			P7. Owner Add	dress:
CASE OF SHAPE OF THE SHAPE OF T			HOUSTON,NC	LAN E AND ELLA
			2616 DALTON	I AVE
			LOS ANGELES	S CA, CA 90018
			P8. Recorded	by:
			(Name, affiliation	on, and address)
			Amanda Kaine	r
			PCR Services	
	ACCOUNT NOT			oulevard, Suite 130
			Santa Monica,	CA 90401
			P9. Date Reco	rded: 3/11/2009
			P10. Survey T	ype: (Describe)
			Intensive Level	Survey
P11. Report Citation: (Cite survey re	eport and other sources, or enter	"none.")		
		_		
Attachments: NONE	Continuation Sheet		_	Rock Art Record
Location Map	Building, Structure, and Obj			Artifact Record
☐ Sketch Map	☐ Archaeological Record	☐ Millir	ng Station Record	Photograph Record
☐ Other: (List)				

Page 2 of 3		NRHP Status Code: 5D3
· ·	Resource Name or # (Assigned by	recorder) 2616 DALTON AVE
B1. Historic Name	:	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectural		
B6. Construction	•	terations)
No original permit 1913: Build screer	on file. In porch on rear of present residence, owner James B Piti	blado, contractor F.B. Cabs, for \$200
B7. Moved?   ▼ B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
DO- Architect 1	to location and	DOL D. Hales Welson
B9a. Architect: U		B9b. Builder: Unknown
B10. Significance Period of Significance		
(Discuss importan		d by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and a ran along the perimeter of the tract on Adams Boul	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson les Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial building	h-south and east-west. The parcels within the tract are mostly vays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are as and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)	
	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	233 Wilshire Boulevard, Suite 130	ervices
Date of Evaluatio	Santa Monica, CA 90401	1/2009
Date Of Evaluatio		17200
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2616 DALTON AVE

Recorded by Amanda Kainer Date 3/11/2009

### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		alus Code 3D3	_
	Review Code	Reviewer		Date
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication and (P2b and P2c or P2d. Attach as b. USGS 7.5' Quad c. Address: 2618 d. UTM: (Give more than one for late of the page 10 or 10	Location Map as necessary.)  Date T  DALTO  rge and/or linear resources)	a. Count ; R ; ON AVE City Zone	1/4 of	; <b>B.M.</b> Zip 90018 mN
e. Other Locational Data (e.g. Parce Oriented with the primary (west) elect P3 Description: (Describe resources Two-story; rectangular plan; Transi roof; wood stud-wall structure; rece decorative wood panels flanking firs windows (alteration); double-hung s	vation facing west. Located on the standard waste and its major elements. Including the standard familiary waste full-width front porch west story window and entrances.	the east side of Dalton e design, materials, co ly residence; side-ga ith brick battered col e; second-story wind	Avenue.  Parcel I  Indition, alterations, size, and the roof with large gable  Jumns; wide eaves with  Jow shutters (alteration);	nd boundaries) le dormer; wood-frame exposed rafter tails;
P3b. Resource Attributes: (List attributes: P4. Resources Present: Building	, , ,	Site District	Element of District	Other (Isolates, etc.)
	265		P6. Date Const  Prehistor 1906  P7. Owner Add	ression #)  Lkg E, Mar 2009  ructed/Age and Sources:  ic ☑ Historic ☐ Both  lress:  SIE S AND EDWARD  AVE  CA, CA 90018  by:
			Amanda Kainer PCR Services	oulevard, Suite 130
			P9. Date Recor P10. Survey Ty Intensive Level	rpe: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record Linea	ar Feature Record	cock Art Record Intifact Record Photograph Record

Page 2 of 3							Status Code:	5D3	
		Resource N	ame or # (A	Assigned by re	ecorder)	2618 DALTON	V AVE		
B1. Historic Name									
B2. Common Nam B3. Original Use:	ie Resident	ial	F	34. Present Us	se Re	sidential			
B5. Architectural		ransitional Craftsm		54. 1 1000111 O	. No.	ordornar			
<b>B6. Construction</b>	History: (	Construction date, a	alterations, a	nd date of alte	erations)				
No original permit	on file.								
B7. Moved? ✓	Z Na 🗆 V	ao 🗆 Unknown	Data	,	Original I	andian.			
B8. Related Feat		es Unknown	Date:	•	Original L	Location:			
B9a. Architect: L	Inknown				oh Build	ler: <i>Unknown</i>			
B10. Significance		Railroad and Hors	secar Suburb						
Period of Sig		1878-1948		•			TWO Applicable	e Criteria A, C	
(Discuss importan	ce in terms o	of historical or archit	ectural conte	ext as defined	by theme	, period, and ge	eographic scope.	Also address integrity.)	
Theme: Railroa	nd and Hors	ecar Suburbs; St	reetcar Sub	ourbs					
The Charles Vie	ctor Hall Tr	act is a good exal	mple of an e	early streetca	ar suburl	b. At the time	of its subdivision	on in 1887, the tract was	
surrounded by	farmland a	nd considered a g	reat distand	ce from the d	city cente	er of Los Ange	eles. Residential	development within the	
								wntown. By 1910, three the west and Jefferson	
		By 1912, most of t							
residences.			·				•	,	
The tract was la	aid out on a	rectangular grid	of streets ru	unning north	-south ai	nd east-west.	The parcels w	ithin the tract are mostly	
residential and	consist of ı	ectangular lots se	eparated by	rear alleywa	ays. The	e residences a	are all set back i	from the street at roughly	
		g wide front yards et features within						buildings accessible from	
		Hobart Boulevard.							
constructed alo	ng the peri	meter streets of V	Vestern, Ad	ams and Jet	fferson la	ater in the trac	ct's history, most	tly during the 1920s.	
		butes: (List attribut	es and code	s)					
B12. References:		Times, Sanborn Ma	ne						
LA City I ellillis, L	.os Angeles	rimes, Sanborri wa <sub>l</sub>	D3						
						1			
B13. Remarks:					*	N			
						1.4			
B14. Evaluator:	Amanda Ka	iner		PCR Sei	rvices				
	233 Wilshir	e Boulevard, Suite 1	130						
5. (5. )		ca, CA 90401		0/44	6000				
Date of Evaluatio				3/11/	/2009				
	(This space	reserved for official	comments.)						

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2618 DALTON AVE

Recorded by Amanda Kainer Date 3/11/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Da	ate	
Page 1 of 3  P1. Other Identifier:	Resource Name or #: (Assign			DALTON AVE		
P2. Location: Not for Publica			County Los	s Angeles		
and (P2b and P2c or P2d. Attach a						
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;	B.M.
c. Address: 2621		N AVE -	City LOS ANG		Zip 900	18
d. UTM: (Give more than one for la	•	Zone	;	mE/	mN	
e. Other Locational Data (e.g. Parce Oriented with primary (east) elevation		•		en Adams Bouleva	ard and 27th Stre	eet.
				Parcel N		6
•	and its major elements. Includ	•			•	
One and one-half stories; irregular and composite shingle cladding; froexterior walls; concrete steps with r porch roof; wood entry door within p decorative wood shelf supported by metal screens on windows and entiproperty.	ont gable is asymmetrical; ex metal handrails leading to pa porch; fixed wood windows v v brackets below pair of wind	terior brick chi rtial-width rece vith transoms; lows on front g	imney; concret essed entry po double-hung v gable; metal se	e foundation; wo rch; three square rood windows; f curity bars on w	od clapboard s e columns supp iixed wood wind vindows (altera	siding on porting dows; tion);
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family pro			ther (Isolates, et	c.)
	A A TORK			P5b Description (		
		A AMERICAN		(View, date, acce	•	14/ 0/0/00
		All All	All .	East and south e		-
				P6. Date Constru		
				Prehistorio		□ Both sor
				P7. Owner Addre	ess:	
The state of the s				PRATT, WILLIE S	SAND	
				2621 DALTON A	AVE	
				LOS ANGELES (	CA, CA 90018	
		A STATE OF THE STA	-	P8. Recorded by	<i>r</i> :	
	2521			(Name, affiliation		
				Laura Vanaskie	,,	
				Galvin Preservati	ion Associates	
			二周	1611 S. Pacific C		te.
				Redondo Beach,	•	
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William William State of the St	The second secon			P9. Date Record		10/2009
	THE PARTY NAMED IN COLUMN			P10. Survey Typ	, ,	
				Intensive Level S	urvey	
P11. Report Citation: (Cite survey report and other sources, or enter "none.")						
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Attachments: NONE	☐ Continuation Sheet	•	District Record	d 🗌 Ro	ck Art Record	
Location Map	☐ Building, Structure, and Obj	ect Record	Linear Feature		tifact Record	
☐ Sketch Map	Archaeological Record		Milling Station		otograph Record	I
Other: (List)	3		J 2.22		5 4	

Page 2 of 3	NRHP Status Code: 5D3	
Page 2 01 3	Resource Name or # (Assigned by recorder) 2621 DALTON AVE	
D4 Historia Nama		
B1. Historic Name B2. Common Name		
B3. Original Use:		
B5. Architectural		
B6. Construction		
7/27/1907: Buildin 5/5/1910: Building	ding permit to construct residence. Owner: Hattie P. Sherwood. Architect: Lester S. Moore. Builder: owner. Cost: \$- ng permit to construct shed. ng permit to construct garage.	4000.
B7. Moved? ✓ B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: Original Location: atures:	
Do 4 1'' / /		
B9a. Architect: L		
B10. Significance	ice: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7485.09635068  Significance: 1878-1948 Property Type Residential Applicable Criteria	1 C
(Discuss importan	ance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also addreso and Horsecar Suburbs; Streetcar Suburbs	•
surrounded by a area was prope streetcar lines r	Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, by farmland and considered a great distance from the city center of Los Angeles. Residential developmedled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. It is ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west at the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-fa	nent within the By 1910, three nd Jefferson
residential and the same distar the adjoining al particularly evic	Is laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tradic consist of rectangular lots separated by rear alleyways. The residences are all set back from the stance creating wide front yards. Behind many of the residences are garages and ancillary buildings a alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees wident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were ever along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the perimeter streets.	treet at roughly ccessible from s are ntually
B11. Additional Re	Resource Attributes: (List attributes and codes)  HP 2. Single family property	
LA City Permits, L	, Los Angeles Times, Sanborn Maps	
B13. Remarks:	N	
B14. Evaluator:	: Laura Vanaskie reservation Associates 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	
Date of Evaluatio		
	(This space reserved for official comments.)	
	(This space reserved for emicial comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2621 DALTON AVE

Recorded by Laura Vanaskie Date 4/10/2009

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### PRIMARY RECORD

Primary # HRI # Trinomial

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Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2627 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2627 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with flared, boxed eaves and composite shingle cladding; hipped roof dormer; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; two square columns supporting porch roof; two six-over-three light, half-height windows on porch, aluminum entry door (alteration) flanked by wood frame sidelights within porch; fixed wood picture windows with transoms; double-hung wood sash windows; fixed wood windows; fixed wood window on dormer; angled bays on north and south elevations; security bars some windows (alteration); metal screens on windows and entry door (alteration); metal awning on some windows (alteration); chain-link fence atop concrete retaining wall (alteration); secondary building with separate address not visible from street located in southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1905, Los Angeles County Assessor P7. Owner Address: WEAVER, AMALIA DECD EST OF 10221 SLATER AVE FOUNTAIN VALLEY CA, CA 92708 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/10/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
	Resource Name or # (Assigned by recorder) 2627 DALTON AVE
B1. Historic Name:	
B2. Common Name	e
B3. Original Use:	Residential B4. Present Use: Residential
<b>B5. Architectural S</b>	Style: Hipped roof cottage
	History: (Construction date, alterations, and date of alterations)
	g permit to construct residence. Owner: Sarah Jane Harris. Architect: O.L. Seelyic . Builder: O.L. Seelyic & San. Cost: \$2000.00. ng permit to construct barn.
B7. Moved? ✓ B8. Related Featur	No Yes Unknown Date: Original Location:
B9a. Architect: O.	.L. Seelyic B9b. Builder: O.L. Seelyic & San.
B10. Significance:	•
Period of Sign	·
(Discuss importanc	ce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  d and Horsecar Suburbs; Streetcar Suburbs
surrounded by fa area was propel streetcar lines ra	ctor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was farmland and considered a great distance from the city center of Los Angeles. Residential development within the led by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three an along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson es south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residential and of the same distant the adjoining allo particularly evide	oid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly not creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from leys. Street features within the tract include consistent sidewalks and plantings. Large street trees are lent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually not the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Res B12. References:	source Attributes: (List attributes and codes) HP 3. Multiple family property
LA City Permits, Lo	os Angeles Times, Sanborn Maps
B13. Remarks:	N
	1611 S. Pacific Coast Highway, Ste. 104
Date of Evaluation	Redondo Beach, CA 90277 n: 4/10/2009
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2627 DALTON AVE

Recorded by Laura Vanaskie Date 4/10/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887.

While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer **Date** Resource Name or #: (Assigned by recorder) 2630 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2630 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053027037 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with columns above a wood porch-wall; horizontal bands between floors; gable with fixed single-light window flanked by attic vents and detailing; wide eave overhang with exposed rafters; first-story fixed single light window with transom; second story double-hung single-light windows with projecting sill and decorative bracket; wood panel door with single-light. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1902 P7. Owner Address: PARKER A ROBINSON FAMILY PTN 1357 ELYSIAN PARK DR LOS ANGELES CA, CA 90026 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Stat	us Code:	5D3
	Resource Name or #	(Assigned by r	ecorder)	2630 DALTON AV	E	
B1. Historic Name	::					
B2. Common Nam			_			
B3. Original Use:	Residential	B4. Present U	Jse: Res	sidential		
B5. Architectural	Style: Queen Anne History: (Construction date, alterations, a	and data of alt	orations)			
	rovements, owner Howard, for \$250	and date of all	erations)			
	rner P.A. Howard, contractor S.M. Morehous	se for \$150				
B7. Moved? ▼	✓ No		Original L	ocation:		
B8. Related Feat		,	Original L	ocation.		
Doi Noialou i Gali						
B9a. Architect: L				ler: Unknown		
B10. Significance		-		99.56079975	Annliaghla	Critaria A C
Period of Sig	gnificance: 1878-1948 Proceed in terms of historical or architectural confidence.	operty Type		noriod and googra	• •	Criteria A, C
	nd and Horsecar Suburbs; Streetcar Su		i by theme	, penou, and geogra	apriic scope. <i>F</i>	also address integrity.)
	ctor Hall Tract is a good example of an					
	farmland and considered a great distar elled by the advent of the horsecar, cab					
	ran along the perimeter of the tract on A					
	e south. By 1912, most of the parcels	in the Charle	es Victor	Hall Tract were in	nproved with	single-family
residences.						
The tract was la	aid out on a rectangular grid of streets i	running north	n-south ai	nd east-west. Th	e parcels wit	thin the tract are mostly
residential and	consist of rectangular lots separated by	y rear alleyw	ays. The	e residences are a	all set back fr	rom the street at roughly
	nce creating wide front yards. Behind lleys. Street features within the tract ir					
	dent along Hobart Boulevard. Comme					
	ong the perimeter streets of Western, A					
B11 Additional Re	esource Attributes: (List attributes and code	es)				
B12. References:	,	00)				
LA City Permits, L	os Angeles Times, Sanborn Maps					
				T747		
B13. Remarks:			- 1	N		
				1.7		
B14. Evaluator:	Amanda Kainer	PCR Se	ervices			
	233 Wilshire Boulevard, Suite 130					
	Santa Monica, CA 90401					
Date of Evaluatio	n:	3/11	1/2009			
	(This space reserved for official comments	.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2630 DALTON AVE

Recorded by Amanda Kainer Date 3/11/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

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

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RHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2637 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2637 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two story; rectangular plan; Transitional Craftsman residential building; hipped roof with front gable projection, exposed rafter tails and composite shingle cladding; shed porch roof; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; masonry and concrete steps leading to central partial-width entry porch; two square columns supporting porch roof; wood frame balcony atop porch roof (alteration); wood entry door within porch; fixed wood windows; double-hung wood sash windows; knee braces supporting front gable roof; cutaway bay underneath front gable projection; exposed false beams support second floor extension above bay; metal screens on windows (alteration); wood picket fence atop stone masonry retaining wall and chain-link fence (alteration); metal gate entry within fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic ✓ Prehistoric 1905, Los Angeles County Assessor P7. Owner Address: CHARLEY, ROSITA C 2637 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/13/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

		NIDLID Otatora On the 500
Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by reco	order) 2637 DALTON AVE
B1. Historic Name	e:	
B2. Common Nam	ne	
B3. Original Use:		: Residential
B5. Architectural		
B6. Construction		itions)
No original buildin	ng permit.	
B7. Moved?	No ☐ Yes ✔ Unknown Date: Or	iginal Location:
B8. Related Featu	tures:	
B9a. Architect:	Bg	b. Builder:
B10. Significance	-	
Period of Sig		esidential Applicable Criteria A, C
`	. , , , ,	theme, period, and geographic scope. Also address integrity.)
	ad and Horsecar Suburbs; Streetcar Suburbs	
		suburb. At the time of its subdivision in 1887, the tract was
		y center of Los Angeles. Residential development within the r the electric car, connecting it to downtown. By 1910, three
		rd to the north, Western Avenue to the west and Jefferson
	he south. By 1912, most of the parcels in the Charles	
residences.		
The tract was la	laid out on a rectangular grid of streets running north-s	outh and east-west. The parcels within the tract are mostly
		s. The residences are all set back from the street at roughly
the same distar	ance creating wide front yards. Behind many of the res	sidences are garages and ancillary buildings accessible from
	alleys. Street features within the tract include consister	
	ident along Hobart Boulevard. Commercial buildings a	ind multi-lamily apartment buildings were eventually irson later in the tract's history, mostly during the 1920s.
constructed are	The perimeter streets of Western, Adams and bene	radification in the trade a matery, mostly during the 1020s.
		Single family property
B12. References:		
LA City Permits, L	Los Angeles Times, Sanborn Maps	
		Λ.
B13. Remarks:		
D13. Remarks.		INI
B14. Evaluator:	Laura Vanaskie reservation Associa	tes
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	on: 4/13/2	2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2637 DALTON AVE

Recorded by Laura Vanaskie Date 4/13/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

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**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2647 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2647 DALTON AVE City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two story; rectangular plan; Transitional Craftsman residential building; hipped roof with overhanging eaves, exposed notched rafter tails and composite shingle cladding; front gable dormer with flared eaves; interior brick chimney; concrete foundation; wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door within porch; fixed wood windows with transoms; double-hung wood windows; aluminum sliding window in dormer (alteration); wooden vents beneath dormer gable; wood corbel ornamentation underneath flared second story overhang; metal screens and security bars on windows and entry door (alteration); chain-link fence atop concrete retaining wall (alteration). P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: LA KRETZ, MORTON TR 6671 W SUNSET BLVD LOS ANGELES CA, CA 90028 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/20/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
rage 2 or 3	Resource Name or # (Assigned by	recorder) 2647 DALTON AVE
B1. Historic Name	, -	,
B2. Common Nam		
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural		1.05.05.110.
B6. Construction	·	erations)
No original buildin 11/1/1909: Buildin 7/12/1923: Alterati	-	ractor: Jacob Bieber.
B7. Moved?  B8. Related Featu	□ No □ Yes □ Unknown Date: ures:	Original Location:
		20. 2
B9a. Architect:	<b>T</b>	B9b. Builder:
B10. Significance		
		Applicable Criteria A, C d by theme, period, and geographic scope. Also address integrity.)
surrounded by a area was prope streetcar lines r	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Bould	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson es Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evic	consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the lleys. Street features within the tract include consis dent along Hobart Boulevard. Commercial building	h-south and east-west. The parcels within the tract are mostly rays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are is and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:		3. Multiple family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Association S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	nciates
Date of Evaluatio	•	0/2009
	(This space reserved for official comments.)	
	(This space reserved for unitial confinients.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2647 DALTON AVE

Recorded by Laura Vanaskie Date 4/20/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2656 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2656 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053027038 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Craftsman multi-family duplex residence; front gable roof; wood shingle siding; wood-frame roof; wood stud-wall structure; decorative fascia board; wide eaves with exposed rafters and decorative brackets; gable vents; partial width recessed side porches with stylized Craftsman columns; casement windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1911 P7. Owner Address: CAMACHO, OCTAVIO AND TAWNY 2656 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 6/24/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP State	us Code:	5D3
	Resource N	ame or # (Assigned b	y recorder)	2656 DALTON AVE	Ī	
B1. Historic Name	:					
B2. Common Nam	е					
B3. Original Use:	Residential	B4. Preser	nt Use: Re	esidential		
B5. Architectural	•	altanational and data of	-11(')			
	<b>History:</b> (Construction date, House, owner Thomas Foulkes			ontrootor I.P. Pouch	ov for \$200	
	sidence, owner W.F. Frauccs, o			Ontractor J.B. Bouch	ey, 101 \$200	
	' No Yes Unknown	Date:	Original I	Location:		
B8. Related Featu	ires:					
B9a. Architect: L	Inknown		B9b. Build	der: S.P. Sliphus		
B10. Significance	: Theme: Railroad and Hor	secar Suburbs; Streetc	ar <b>Area</b> 71	100.38334989		
Period of Sig		Property Typ			• •	Criteria A, C
	ce in terms of historical or archi		ned by theme	e, period, and geogra	phic scope. A	lso address integrity.)
Theme: Railroa	d and Horsecar Suburbs; Si	reetcar Suburbs				
The Charles Vio	ctor Hall Tract is a good exa	mple of an early stre	etcar subur	b. At the time of its	s subdivision	in 1887, the tract was
	farmland and considered a g					
	lled by the advent of the hol					
	an along the perimeter of th					
residences.	e south. By 1912, most of t	ne parceis in the Ch	aries victor	Hall Tract were im	iprovea with	singie-tamily
residerices.						
	aid out on a rectangular grid					
	consist of rectangular lots se					
	nce creating wide front yards leys. Street features within					
	lent along Hobart Boulevard					
	ng the perimeter streets of V					
R11 Additional Re	source Attributes: (List attribu	tee and codes)				
B12. References:	`	les and codes)				
LA City Permits, L	os Angeles Times, Sanborn Ma	ps				
B13. Remarks:				NI N		
				IN		
B14. Evaluator:	Amanda Kainer	PCP	Services			
D14. Evaluator.	233 Wilshire Boulevard, Suite	_	OCIVICCS			
	Santa Monica, CA 90401	.00				
Date of Evaluatio	·	6	5/24/2009			
	(This space reserved for officia	I comments.)				
	(					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2656 DALTON AVE

Recorded by Amanda Kainer Date 6/24/2009

### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2900 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2900 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053025001 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman multi-family residence; front gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed entrance below pediment roof and round columns; gable with vent, wide eaves with exposed rafters and decorative brackets; window with multi-light transom above fixed single-light and flanked by double-hung windows; multi-light over single-light double hung windows. P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, July 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1922 P7. Owner Address: GOMEZ, MANUEL L ET AL 2945 BRIGHTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/2/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
3	Resource Name or # (Assigned by	recorder) 2900 DALTON AVE	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural		to rational	
	n History: (Construction date, alterations, and date of al family Flats, owner Irene Hamburg, architect Roy Jones, of	•	
1022. 12 100m 4 1	anny riate, ewiter from trainiburg, aromicel ricy contest, t	ormation ballas (Noigel, 101 \$1,000	
B7. Moved?	✓ No	Original Location:	
B8. Related Feat	—       —       —	•	
B9a. Architect: F	Rov Jones	B9b. Builder: Julius Kreiger	
B10. Significance	•	· · · · · · · · · · · · · · · · · · ·	
Period of Signature	gnificance: 1878-1948 Property Type	Residential Applicable	Criteria A, C
•	nce in terms of historical or architectural context as define	d by theme, period, and geographic scope. A	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early street	car suburb. At the time of its subdivision	n in 1887, the tract was
surrounded by	farmland and considered a great distance from the	city center of Los Angeles. Residential	development within the
	elled by the advent of the horsecar, cable car, and l ran along the perimeter of the tract on Adams Boul		
	ne south. By 1912, most of the parcels in the Char		
residences.	,	•	3
The tract was la	aid out on a rectangular grid of streets running nort	h-south and east-west. The parcels with	thin the tract are mostly
	consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	Ileys. Street features within the tract include consident along Hobart Boulevard. Commercial building		
	ong the perimeter streets of Western, Adams and Je		
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:	:		
LA City Permits, L	Los Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:			
		N	
		and the second	
B14. Evaluator:		ervices	
	233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401		
Date of Evaluation		/2/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2900 DALTON AVE

Recorded by Amanda Kainer Date 7/2/2009

#### **B10 Significance (Continued)**

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI#

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NRHP Status Code	

5D3 **Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2907 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2907 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half story; rectangular plan; Craftsman residential building; front gable roof with overhanging boxed eaves and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; smooth plaster under front gable (alteration); interior brick chimney; painted concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; aluminum sliding windows; decorative wood brackets supporting roof overhangs; beaded wood trim under half-story window; wood corbels; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site □ District □ Element of District □ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic Unknown P7. Owner Address: DEUTSCHE BANK NATL TRUST CO 0 PO BOX 11000 SANTA ANA CA, CA 92711 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/21/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

NRHP Status Code: 5D3
rder) 2907 DALTON AVE
Residential
ions)
tect: G.F. Sloan. Builder: same. Cost: \$2000.
ginal Location:
ginai Eccation.
. Builder: G.F. Sloan
<b>a</b> 7200.75450038
sidential Applicable Criteria A, C
theme, period, and geographic scope. Also address integrity.)
suburb. At the time of its subdivision in 1887, the tract was
center of Los Angeles. Residential development within the the electric car, connecting it to downtown. By 1910, three
d to the north, Western Avenue to the west and Jefferson
Victor Hall Tract were improved with single-family
with and and west. The negacia within the tweet are mostly
outh and east-west. The parcels within the tract are mostly  The residences are all set back from the street at roughly
idences are garages and ancillary buildings accessible from
t sidewalks and plantings. Large street trees are
nd multi-family apartment buildings were eventually
son later in the tract's history, mostly during the 1920s.
Single family property
Single rannily property
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2907 DALTON AVE

Recorded by Laura Vanaskie Date 4/21/2009

### **B10 Significance (Continued)**

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D:

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2912 DALTON AVE Page 1 of 1 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2912 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053025003 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman single-family residence; hip on gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with boxed columns above a wood porch-wall; porch gable, horizontal wood band accentuated by dentils and wide eaves supported by decorative brackets; single light window with transom flanked by single-light windows; wood panel door flanked by single-light windows. P3b. Resource Attributes: (List attributes and codes) ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P4. Resources Present: P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1905 P7. Owner Address: GOMEZ, LEONEL AND SANDRA 2912 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP S	tatus Code:	5D3
-		Resource Name or #	(Assigned by	recorder)	2912 DALTON A	<i>IVE</i>	
B1. Historic Name B2. Common Nam	ne		DA Danasat I	Jan Dav	ido atial		
B3. Original Use:	Residential		B4. Present l	Jse: Res	sidential		
B5. Architectural	•	<i>iari</i> uction date, alterations	and date of all	terations)			
	• '	tractor J.J. Fastler, for		iorations)			
	o.aoo., oo.,	and the state of t	<b>\$</b> 1,000				
B7. Moved?	No Yes ures:	Unknown Date:		Original L	ocation:		
B9a. Architect: U	Inknown			B9b. Build	er: <i>J.J. Fastler</i>		
B10. Significance		oad and Horsecar Subi	urbs; Streetcar				
Period of Si		8-1948 <b>P</b>	roperty Type	SINGLE		Applicable	Criteria A, C
(Discuss importan	ice in terms of histo	rical or architectural co	ntext as defined	d by theme	period, and geo	graphic scope.	Also address integrity.)
The Charles Vi surrounded by area was prope streetcar lines i Boulevard to the residences.	ctor Hall Tract is farmland and corelled by the adver ran along the pen e south. By 1912	nsidered a great distant of the horsecar, ca imeter of the tract on most of the parcels	n early streeto ance from the ble car, and la Adams Bould in the Charle	city cente ater the el evard to the S Victor H	r of Los Angele ectric car, conn ne north, Weste lall Tract were in	s. Residential ecting it to do rn Avenue to a mproved with	-
residential and the same distar the adjoining a particularly evid	consist of rectang nce creating wide lleys. Street featu dent along Hobard	gular lots separated i	by rear alleyw many of the re aclude consist rcial buildings	vays. The esidences ent sidew and multi	residences are are garages an alks and plantin i-family apartme	all set back fr nd ancillary bu ngs. Large stre ent buildings w	vere eventually
B12. References		(List attributes and co	des)				
•							
B13. Remarks:				2	N		
B14. Evaluator:	233 Wilshire Boule	*	PCR Se	ervices			
Date of Evaluation	Santa Monica, CA on·	30 <del>4</del> 01	3/1	1/2009			
Date of Evaluation		ed for official comment		172000			
	(This space reserv	ed for official comment	s. <i>)</i>				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2912 DALTON AVE

Recorded by Amanda Kainer Date 3/11/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2926 DALTON AVE Page 1 of 1 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2926 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053025006 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Craftsman single-family residence; cross gable roof; wood clapboard and scalloped shingle siding; wood-frame roof, wood stud-wall structure, partial width recessed porch with boxed columns above a rusticated stone porch-wall; horizontal band with dentils above porch; wide eaves supported by decorative brackets; central multi-light gable window with craftsman-style window surround; gable dormer; smooth stucco wall and modern window adjacent to porch (alteration); single light window with transom above; wood panel door with multi-light window flanked by single-light windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1907 P7. Owner Address: EVERHEART, VERETTA J 0 P O BOX 36224 LOS ANGELES CA. CA 90036 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
1 ago 2 01 0	Resource Name or # (Assigned by	recorder) 2926 DALTON AVE
B1. Historic Name	e:	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Present l	Jse: Residential
<b>B5. Architectural</b>	l Style: Craftsman	
	History: (Construction date, alterations, and date of al	
	velling, owner C Cummingham, architect/contractor Chaser Mary T Parshall, contractor W.R. Gregler, for \$150	F Patterson and Co, for \$2,500
1909. Darri, Owne	er Mary T Parshall, contractor W.R. Gregier, for \$150	
_	✓ No ☐ Yes ☐ Unknown Date:	Original Location:
B8. Related Feat	ures:	
B9a. Architect: 0	Chas F Patterson and Co	B9b. Builder: Chas F Patterson and Co
B10. Significance		
Period of Si		DOUBLE, DUPLEX, OR TWO Applicable Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs	
		car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
		s Victor Hall Tract were improved with single-family
residences.		
		n-south and east-west. The parcels within the tract are mostly rays. The residences are all set back from the street at roughly
		esidences are garages and ancillary buildings accessible from
	lleys. Street features within the tract include consist	
		and multi-family apartment buildings were eventually
constructed ald	ong the perimeter streets of Western, Adams and Je	offerson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)	
	Los Angeles Times, Sanborn Maps	
		A
B13. Remarks:		
		N
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
B14. Evaluator:		ervices
	233 Wilshire Boulevard, Suite 130	
Date of Evaluation	Santa Monica, CA 90401	1/2009
Date of Evaluation		1/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2926 DALTON AVE

Recorded by Amanda Kainer Date 3/11/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2927 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2927 DALTON AVE City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; hipped roof with front gable porch roof extension; overhanging eaves, knee braces, exposed rounded rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; angled bays on east elevation; fixed wood windows patterned transoms; double-hung wood sash windows; wood slat vent under porch roof gable; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1904, Los Angeles County Assessor P7. Owner Address: MARTINEZ, CESAR A 2927 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 6/1/2004 P9. Date Recorded: P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by	recorder) 2927 DALTON AVE
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present	Jse: Residential
B5. Architectural Style: Transitional Craftsman	
B6. Construction History: (Construction date, alterations, and date of al	terations)
10/23/1911: Building permit to construct shed. Owner: May Wintrode Archive	tect: none. Contractor: none. Cost: \$100.
No permit on file for construction of residence.	
B7. Moved? ☐ No ☐ Yes ✔ Unknown Date:	Original Location:
B8. Related Features:	ongmai zoodiom
B9a. Architect:	B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar	Area 7200.28230014
Period of Significance: 1878-1948 Property Type	Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as define	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Victor Hall Tract is a good example of an early street	car suburb. At the time of its subdivision in 1887, the tract was
surrounded by farmland and considered a great distance from the	
area was propelled by the advent of the horsecar, cable car, and l	
streetcar lines ran along the perimeter of the tract on Adams Boul	
Boulevard to the south. By 1912, most of the parcels in the Char	les Victor Hall Tract were improved with single-family
residences.	
The tract was laid out on a rectangular grid of streets running nort	h-south and past-west. The parcels within the tract are mostly
residential and consist of rectangular lots separated by rear alleyw	
the same distance creating wide front yards. Behind many of the	
the adjoining alleys. Street features within the tract include consi	
particularly evident along Hobart Boulevard. Commercial building	
constructed along the perimeter streets of Western, Adams and Jo	efferson later in the tract's history, mostly during the 1920s.
B11. Additional Resource Attributes: (List attributes and codes)	2. Single family property
B12. References:	2. Single raniily property
LA City Permits, Los Angeles Times, Sanborn Maps	
	<b>A</b>
B13. Remarks:	
	[N]
	Table 1
B14. Evaluator: Laura Vanaskie reservation Asso	ociates
1611 S. Pacific Coast Highway, Ste. 104	
Redondo Beach, CA 90277	40004
	1/2004
(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2927 DALTON AVE

**Recorded by** Laura Vanaskie **Date** 6/1/2004

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2937 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2937 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; hipped roof with overhanging eaves, exposed notched rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; two interior brick chimneys, one painted; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; angled bay on north elevation; wood entry door with diamond pane side lights within porch; fixed wood windows with diamond pane transoms; doublehung wood sash windows; vinyl wood windows (alteration); decorative wood brackets supporting roof overhangs; security bars on windows and entry door (alteration); metal screens on windows (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1906, Los Angeles County Assessor P7. Owner Address: RIGSBY, RAY L 2937 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/21/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ☐ Continuation Sheet □ NONE ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by re	corder) 2937 DALTON AVE	
B1. Historic Name:			
B2. Common Name			
B3. Original Use:	Residential B4. Present Us	se: Residential	
B5. Architectural St	tyle: Transitional Craftsman		
B6. Construction Hi	istory: (Construction date, alterations, and date of alte	rations)	
No original building p 7/27/1910: Building p	permit. permit to construct garage. Owner: N.L. Gaylord. Archited	ct: same. Contractor: none.	
B7. Moved? 🗸 N B8. Related Feature	<del>_</del>	Priginal Location:	
	_		
B9a. Architect:		9b. Builder:	
B10. Significance: T	·		Outrate A.O.
	ificance: 1878-1948 Property Type in terms of historical or architectural context as defined l and Horsecar Suburbs; Streetcar Suburbs		• <b>Criteria</b> A, C Also address integrity.)
surrounded by far area was propelle streetcar lines ran	or Hall Tract is a good example of an early streetca rmland and considered a great distance from the co- ed by the advent of the horsecar, cable car, and lat in along the perimeter of the tract on Adams Boulev south. By 1912, most of the parcels in the Charles	ity center of Los Angeles. Residential er the electric car, connecting it to dover ard to the north, Western Avenue to t	development within the wntown. By 1910, three he west and Jefferson
residential and co the same distance the adjoining alley particularly eviden	d out on a rectangular grid of streets running north- onsist of rectangular lots separated by rear alleywa e creating wide front yards. Behind many of the re ys. Street features within the tract include consist nt along Hobart Boulevard. Commercial buildings of the perimeter streets of Western, Adams and Jefi	ys. The residences are all set back for esidences are garages and ancillary boot ent sidewalks and plantings. Large so and multi-family apartment buildings	rom the street at roughly uildings accessible from treet trees are were eventually
B11. Additional Reso B12. References:	ource Attributes: (List attributes and codes) HP 2	2. Single family property	
LA City Permits, Los	: Angeles Times, Sanborn Maps		
B13. Remarks:		N	
	aura Vanaskie reservation Assoc 611 S. Pacific Coast Highway, Ste. 104 ledondo Beach, CA 90277	iates	
Date of Evaluation:	4/21/	2009	
(TI	his space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2937 DALTON AVE

Recorded by Laura Vanaskie Date 4/21/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer	· · · · · · · · · · · · · · · · · · ·	D:	ate		
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	2953	DALTON AVE			
<b>P2. Location:</b> Not for Publicat	tion 🗹 Unrestricted	a. (	County Los	s Angeles			
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)		-				
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;		B.M.
c. Address: 2953	DALTO	N AVE	City LOS ANO	GELES	Zip 90	0018	
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	;	mE/	mN		
e. Other Locational Data (e.g. Parce	#, directions to resource, eleva	tion, etc., as app	oropriate)				
Oriented with primary (east) elevation	n facing east. Located on the w	est side of Daltor	n Avenue betwe	en 29th Street and	30th Street.		
				Parcel No	o. <i>50530220</i>	021	
P3 Description: (Describe resources	and its major elements. Includ	e design materia	als condition al			<i>1</i> 31	
One-and-one-half story; rectangular						with la	rae
shed roof dormer, overhanging box siding and brick on exterior walls; e two square brick columns sitting atc entry door within porch; arched ven brackets supporting roof overhangs made of brick and wood attached to	ed eaves, knee braces and o xterior partially painted brick op a brick wall support the po ts in porch walls; aluminum ; security bars on windows (	composite shin chimney; pain orch roof; meta sliding windows alteration); me	ngle cladding; of ted concrete s of handrail in co of of of of of of of of of of of of of	concrete foundat. steps leading to fi enter of porch ste g aluminum wind windows (altera	ion; wood cla ull-width entr eps (alteration lows; decora	apboard y porch n); woo ative wo	d h; od ood
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family pro <sub>l</sub>		of District Of	ther (Isolates, o	etc.)	
		The second second		P5b Description of	of Photo:		
				(View, date, acce	ssion #)		
				East and south el		NW, 3/3	3/09
				P6. Date Constru	ucted/Age and	d Sourc	es:
				Prehistoric	Historic		Both
	The state of the s			1912, Los Angele			20111
Mark Walley				_	-	,000,	
				P7. Owner Addre			
		All I		APPLETON,OAK			
				2953 DALTON A			
				LOS ANGELES (	•		
				P8. Recorded by			
				(Name, affiliation,	and address)		
			JAVA.	Laura Vanaskie			
				Galvin Preservati	on Associates		
			No. of Contract of	1611 S. Pacific C	oast Highway,	Ste.	
			Late Control	Redondo Beach,	CA 90277		
				P9. Date Record P10. Survey Type Intensive Level S	e: (Describe	4/21/20 e)	009
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")					
Attachments: NONE	Continuation Sheet	<b>✓</b>	District Record	d 🗆 Ro	ck Art Record		
Location Map	Building, Structure, and Obj	ect Record	Linear Feature	Record Art	ifact Record		
Sketch Map  Other: (List)	Archaeological Record		Milling Station		otograph Reco	ord	

Page 2 of 3	NRHP Status Code: 5D3
	Resource Name or # (Assigned by recorder) 2953 DALTON AVE
B1. Historic Name	e:
B2. Common Nam	ne
B3. Original Use:	Residential B4. Present Use: Residential
B5. Architectural	•
	History: (Construction date, alterations, and date of alterations)
	g permit to construct shed. ng permit to construct residence. Owner: Chas E. Stanton. Architect: Los Angeles Co. Contractor: Home Makers. Cost: \$3450.
B7. Moved?   ▼ B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: Original Location: ures:
RQa Architect: 1	Los Angeles Co. B9b. Builder: Home Makers
B10. Significance	•
Period of Sig	·
	ace in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) and and Horsecar Suburbs; Streetcar Suburbs
surrounded by a area was prope streetcar lines r	ictor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was farmland and considered a great distance from the city center of Los Angeles. Residential development within the celled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three transport and the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from leys. Street features within the tract include consistent sidewalks and plantings. Large street trees are dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually ong the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)  HP 2. Single family property :
LA City Permits, L	os Angeles Times, Sanborn Maps
B13. Remarks:	N
B14. Evaluator:	Laura Vanaskie reservation Associates  1611 S. Pacific Coast Highway, Ste. 104  Redondo Beach, CA 90277
Date of Evaluatio	·
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2953 DALTON AVE

Recorded by Laura Vanaskie Date 4/21/2009

#### **B10 Significance (Continued)**

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2956 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2956 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053025012 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Transitional Craftsman single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width enclosed recessed porch (alteration); porch gable with vent, horizontal wood band with dentils and wide eaves supported by decorative brackets; wide overhang with exposed rafters; four casement windows with awning (alteration); double-hung single-light windows; wood paneled door flanked by single-light windows (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1910 P7. Owner Address: GRIFFITH, JOSEPH B 0 P O BOX 307 LLANO CA, CA 93544 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3						NRHI	P Status Code:	5D3
		Resource Na	me or # (As	ssigned by re	ecorder)	2956 DALTO	N AVE	
B1. Historic Name								
B2. Common Nam B3. Original Use:	ne Residentia	al.	R	4. Present Us	sa: Par	sidential		
B5. Architectural		u ransitional Craftsma		4. T Tesent O	se. Ne.	siderillar		
<b>B6. Construction</b>	· ·	Construction date, al	erations, an	d date of alte	erations)			
No original permit	on file.							
	a —							
B7. Moved? <b>№</b> B8. Related Featu	∕ No	s Unknown	Date:	C	Original L	ocation:		
bo. Kelaleu Featt	uies.							
				_				
B9a. Architect: U		Railroad and Horse	oor Cuburba			ler: <i>Unknown</i>		
B10. Significance Period of Significance		1878-1948		•	THREE U		Applicabl	le Criteria A, C
			•	, ,,,			• • •	Also address integrity.)
Theme: Railroa	nd and Horse	ecar Suburbs; Stre	etcar Subu	ırbs				
The Charles Vii	ctor Hall Tra	ct is a good exam	nle of an e	arly streetca	ar suhurl	h At the tim	e of its subdivisi	on in 1887, the tract was
								I development within the
								owntown. By 1910, three
		e perimeter of the / 1912, most of the						the west and Jefferson th single-family
residences.		,					,	, ,
The tract was la	aid out on a	rectangular grid o	f streets rui	nnina north:	-south ai	nd east-west	The parcels w	vithin the tract are mostly
residential and	consist of re	ectangular lots sep	arated by r	ear alleywa	ays. The	e residences	are all set back	from the street at roughly
		wide front yards. t features within th						buildings accessible from
		obart Boulevard.						
constructed alo	ng the perin	neter streets of We	estern, Ada	ms and Jef	ferson la	ater in the tra	ct's history, mos	stly during the 1920s.
		utes: (List attribute	s and codes)	)				
B12. References:	='	imaa Canbara Man						
LA City Permits, L	os Angeles T	imes, Sanborn Maps	5					
						<b>A</b>		
B13. Remarks:						N		
						IN		
B14. Evaluator:	Amanda Kai	ner		PCR Ser	rvices			
	233 Wilshire	Boulevard, Suite 13	0					
		a, CA 90401		244	<b>6.00</b>			
Date of Evaluatio				3/11/	/2009			
	(This space	eserved for official of	comments.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2956 DALTON AVE

Recorded by Amanda Kainer Date 3/11/2009

#### **B10 Significance (Continued)**

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### PRIMARY RECORD

Primary # HRI # Trinomial

Trinomial
NRHP Status Code

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2957 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2957 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue at the intersection of Dalton and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with hipped roof dormer, flared overhanging eaves, exposed notched rafter tails, and composite shingle cladding, concrete foundation, wood clapboard siding on exterior walls; interior brick chimney; painted concrete steps leading to partial-width entry porch; two square columns supporting porch roof; angled bay on east façade; wood entry door within porch; fixed wood windows with transoms; double-hung wood windows; wood slat vent on dormer; security bars on windows (alteration); metal screens on windows and entry door (alteration); chain-link fence (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: LAYNE, JOYCE J AND 2957 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/21/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

D 0 ( 0		NRHP Status Code:	5D3
Page 2 of 3	December Name on # (Assigned by rec		000
5	Resource Name or # (Assigned by reco	older) 2937 DALTON AVE	
B1. Historic Name			
B2. Common Nan		Decidential	
B3. Original Use:		e: Residential	
B5. Architectural		ations)	
<b>B6. Construction</b> No original building	• •	ations)	
	ing permit to construct garage. Owner: E.J. Gehman Builder:	same.	
B7. Moved?	No	riginal Lagation.	
B8. Related Feat		iginal Location:	
Do: Nelated Feat	uios.		
B9a. Architect:	B9	9b. Builder:	
B10. Significance		ea 7183.71839983	
Period of Si	. , ,,		Criteria A, C
	nce in terms of historical or architectural context as defined by	y theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early streetcar	suburb. At the time of its subdivision	n in 1887, the tract was
	r farmland and considered a great distance from the city		
area was prope	elled by the advent of the horsecar, cable car, and late	er the electric car, connecting it to do	wntown. By 1910, three
	ran along the perimeter of the tract on Adams Bouleva		
	he south. By 1912, most of the parcels in the Charles	Victor Hall Tract were improved with	single-tamily
residences.			
	laid out on a rectangular grid of streets running north-s		
	d consist of rectangular lots separated by rear alleyway		
	ance creating wide front yards. Behind many of the res		
	alleys. Street features within the tract include consister ident along Hobart Boulevard. Commercial buildings a		
	ong the perimeter streets of Western, Adams and Jeffe		
		2.	, ,
D44 A LEC LD		0. 1.6 %	
B11. Additional Re B12. References:		Single family property	
	Los Angeles Times, Sanborn Maps		
,	, ,		
		<b>A</b>	
B13. Remarks:		TAIL O	
		IN I	
		100.00	
B14. Evaluator:		ates	
	1611 S. Pacific Coast Highway, Ste. 104		
Date of Evaluation	Redondo Beach, CA 90277  on: 4/21/2	000	
Date of Evaluation		009	
	(This space reserved for official comments.)		

## State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2957 DALTON AVE

Recorded by Laura Vanaskie Date 4/21/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3022 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 3022 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; gable end with decorative fascia board and brackets; gable vent; wide overhang with exposed rafters; metal bar security windows (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, July 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: SEWELL, LUCI F TR 3022 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/2/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Statu		
B1. Historic Name	:	Name or # (Assigned	by recorder)	3022 DALTON AVE	<b>=</b>	
B2. Common Nam B3. Original Use:	Residential	B4. Pres	ent Use: Re	sidential		
B5. Architectural	Style: Victorian Vernacul	ar Cottage, Hipped Ro	of			
B6. Construction	• `	, alterations, and date	,			
1905: Residence,	owner O.R. Hazeldine, contra	ctor F.E. Butler, for \$1,	590			
B7. Moved?	No Yes Unknown ures:	Date:	Original L	Location:		
DO 4 1" / /			DOI D 11			
B9a. Architect: U		orsecar Suburbs; Stree		der: F.E. Butler 400.28220013		
Period of Sign			pe SINGLE	100.20220070	Applicable Criteria	A, C
	ce in terms of historical or arcl ad and Horsecar Suburbs; \$		fined by theme	e, period, and geograp	phic scope. Also add	lress integrity.)
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good ex farmland and considered a elled by the advent of the ho an along the perimeter of t e south. By 1912, most of	great distance from orsecar, cable car, a he tract on Adams B	the city cente nd later the e oulevard to ti	er of Los Angeles. I electric car, connect he north, Western A	Residential develop ting it to downtown Avenue to the wes	oment within the . By 1910, three t and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular griconsist of rectangular lots and creating wide front yard leys. Street features withing the perimeter streets of the perimeter streets of	separated by rear all ds. Behind many of n the tract include co d. Commercial build	eyways. The the residence Insistent side dings and mu	e residences are and es are garages and walks and planting ulti-family apartmen	ll set back from the d ancillary buildings is. Large street tre tt buildings were ev	e street at roughly s accessible from ees are rentually
B11. Additional Re	esource Attributes: (List attrib	utes and codes)				
	os Angeles Times, Sanborn M	laps				
B13. Remarks:				N		
B14. Evaluator:	Amanda Kainer	PC	R Services			
	233 Wilshire Blvd, Ste 130					
Date of Evaluation	Santa Monica, CA 90401		7/2/2009			
Date of Evaluation	(This space reserved for offici	al comments )	1/2/2003			
	(This space reserved for office	ar comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3022 DALTON AVE

Recorded by Amanda Kainer Date 7/2/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer	····· Glaido God	Da	te	
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign		3023	DALTON AVE		
<b>P2. Location:</b> Not for Publica	ion <b>U</b> nrestricted	а	County Lo.	s Angeles		
and (P2b and P2c or P2d. Attach a			County 200	57 lingoros		
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec		B.M.
c. Address: 3023		, N AVE	City LOS AN		Zip 90018	
d. UTM: (Give more than one for la		Zone	:	mE/	mN	•
e. Other Locational Data (e.g. Parce	•		propriate)	,		
Oriented with primary (east) elevation				en 30th Street and	W. Jefferson Boı	ılevard.
<b>Do D</b>				Parcel No		
<b>P3 Description:</b> (Describe resources One story; rectangular plan; Craftsr		-				,
north elevations, overhanging eave foundation; wood clapboard siding steps leading to partial-width entry fixed wood windows with and witho aluminum sliding windows (alteratiostory garage/guest house building a	atop masonry base on exteri porch; porch has been enclo ut transoms; multi-light doub n); metal screens on windov	or walls; two l sed (alteration le-hung wood vs (alteration)	brick chimneys n); wood entry I windows; dou	one interior, one door within enclos ble-hung vinyl wir	exterior; concr sed porch (alter adows (alteratio	ation); n);
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family pro			ner (Isolates, etc.	)
				P5b Description of		
		400		(View, date, acces	,	/ 2/2/00
		4		East and south ele	_	
*		The sales of		P6. Date Constru	_	
			Marie .	Prehistoric	✓ Historic	Both
		WAS WELL	Carte,	1910, Los Angeles	s County Assesso	r
		TAMES OF THE PARTY		P7. Owner Addre	ss:	
		AL PROPERTY OF THE PROPERTY OF	3	HERNANDEZ,JOS	SEPH AND ROSI	Ξ
	30.13			3023 DALTON A	VE	
				LOS ANGELES C	A, CA 90018	
			Hill	P8. Recorded by:		
				(Name, affiliation,	and address)	
			A CONTRACTOR OF THE PARTY OF TH	Laura Vanaskie	,	
E				Galvin Preservation	n Associates	
	The state of the s			1611 S. Pacific Co	ast Highway, Ste	).
	3025			Redondo Beach, (		
			S. Park	P9. Date Recorde	nd: 4/2	1/2009
				P10. Survey Type	-	1/2000
				Intensive Level Su	` ,	
					•	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")				
Attachments: NONE	Continuation Chast		District Record	, D	Jr Art Doggra	
	Continuation Sheet			_	k Art Record	
Location Map	Building, Structure, and Obje	BOUNDED L	Linear Feature		act Record	
Sketch Map Other: (List)	Archaeological Record	L		kecora L Pho	tograph Record	

Page 2 of 3		NRHP Status Code: 5D3
1 agc 2 01 3	Resource Name or # (Assign	gned by recorder) 3023 DALTON AVE
B1. Historic Name	· •	
B2. Common Nam		
B3. Original Use:	Residential B4. P	Present Use: Residential
B5. Architectural	Style: Craftsman	
<b>B6. Construction</b>	History: (Construction date, alterations, and da	ate of alterations)
7/1/1912: Building	g permit to construct garage. tion permit to remove roof of garage, build 2nd floo	arson. Architect: none. Builder: C.M. Stevens. Cost: \$2,175. or and create a 1 family residence over garage. Owner: Thos. H. Reed.
B7. Moved? ▼ B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
<b>DO</b> . 4 . 1		20. 2. 0.
B9a. Architect:	There are the state of the stat	B9b. Builder:
B10. Significance		
		s defined by theme, period, and geographic scope. Also address integrity.)
surrounded by a area was prope streetcar lines r	farmland and considered a great distance fro elled by the advent of the horsecar, cable car ran along the perimeter of the tract on Adam	y streetcar suburb. At the time of its subdivision in 1887, the tract was rom the city center of Los Angeles. Residential development within the r, and later the electric car, connecting it to downtown. By 1910, three as Boulevard to the north, Western Avenue to the west and Jefferson be Charles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evic	consist of rectangular lots separated by rear nce creating wide front yards. Behind many lleys. Street features within the tract include dent along Hobart Boulevard. Commercial b	ing north-south and east-west. The parcels within the tract are mostly or alleyways. The residences are all set back from the street at roughly by of the residences are garages and ancillary buildings accessible from the consistent sidewalks and plantings. Large street trees are buildings and multi-family apartment buildings were eventually and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)	HP 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservatii 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ion Associates
Date of Evaluatio	•	4/21/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3023 DALTON AVE

Recorded by Laura Vanaskie Date 4/21/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3102 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 3102 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053024007 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Craftsman single-family residence; front gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial-width gable porch with square masonry columns above a stone porch wall; porch gable half-timbered; decorative brackets under eaves; wide fascia board; metal bar security windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, July 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1910 P7. Owner Address: PERERA,LUIS C 3102 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90405 P9. Date Recorded: 7/2/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP	Status Code:	5D3
	Resource Name or # (Ass	signed by rec	order)	3102 DALTON	I AVE	
B1. Historic Name B2. Common Nam						
B3. Original Use: B5. Architectural	Style: Craftsman	. Present Use		sidential		
<b>B6. Construction</b> 1910: 7-Room Res	<b>History:</b> (Construction date, alterations, and sidence, owner G.C. Peck, architect J.A. Casr, of the construction of the cons			for \$2,500		
B7. Moved?  B8. Related Featu	☑ No  ☑ Yes  ☑ Unknown   Date: ures:	Or	riginal L	ocation:		
B9a. Architect: J B10. Significance				er: H.A. Peck		
Period of Sig (Discuss important		rty Type S as defined by	INGLE			ole Criteria A, C  . Also address integrity.)
surrounded by a area was prope streetcar lines r	ctor Hall Tract is a good example of an ear farmland and considered a great distance elled by the advent of the horsecar, cable of an along the perimeter of the tract on Ada e south. By 1912, most of the parcels in t	from the cit car, and late ms Bouleva	y cente er the el ard to th	r of Los Ange ectric car, con ne north, Wes	eles. Residentia Innecting it to d tern Avenue to	al development within the lowntown. By 1910, three o the west and Jefferson
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets runi consist of rectangular lots separated by re nce creating wide front yards. Behind ma leys. Street features within the tract inclu lent along Hobart Boulevard. Commercia ng the perimeter streets of Western, Adan	ear alleyway ny of the res de consiste al buildings a	rs. The sidence ant side and mu	e residences a es are garage valks and pla Iti-family apar	are all set back s and ancillary ntings. Large tment building	k from the street at roughly buildings accessible from street trees are s were eventually
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)					
LA City Permits, L	os Angeles Times, Sanborn Maps					
B13. Remarks:			2	N		
B14. Evaluator:	Amanda Kainer 233 Wilshire Blvd, Ste 130	PCR Servi	ices			
Date of Evaluatio	Santa Monica, CA 90405	7/2/2	000			
Date of Evaluatio	(This space reserved for official comments.)	1/2/2	003			
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3102 DALTON AVE

Recorded by Amanda Kainer Date 7/2/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3107 DALTON AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3107 DALTON AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half story; rectangular plan; Transitional Craftsman residential building; front gable roof with overhanging eaves, exposed notched rafter tails, decorative knee braces and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; brick steps leading to partial-width recessed entry porch; metal handrail in center of porch steps (alteration); two round columns supporting porch front gable roof; wood entry door within porch; fixed wood windows with and without transoms; stained glass on transoms; double-hung wood windows with and without diamond panes; angled bay on south elevation; metal screen on entry door (alteration); metal fence atop low brick wall (alteration); shed building at northwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1905, Los Angeles County Assessor P7. Owner Address: MICHAEL, CLINTON O AND ATHELI 3107 DALTON AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/21/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ☐ Continuation Sheet □ NONE ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
	Resource Name or # (Assigned by recorder) 3107 DALTON AVE
B1. Historic Name	
B2. Common Nam	e e
B3. Original Use:	Residential B4. Present Use: Residential
<b>B5. Architectural</b>	Style: Transitional Craftsman
	<b>History:</b> (Construction date, alterations, and date of alterations)
	ng permit to construct residence. Owner: H.E. Pack. Architect: same. Builder: same. Cost: \$1850. permit to construct garage.
5/6/1952. <b>D</b> unding	pormit to construct garage.
	No Yes Unknown Date: Original Location:
B8. Related Feat	Ires:
B9a. Architect: F	I.E. Pack B9b. Builder: H.E. Pack
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7223.77835008
Period of Signature	gnificance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importan	ce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	d and Horsecar Suburbs; Streetcar Suburbs
T 0 1 1	
	ctor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was
	farmland and considered a great distance from the city center of Los Angeles. Residential development within the Illed by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three
	an along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson
	e south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residences.	
The tract was le	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly
	consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly
	nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from
	leys. Street features within the tract include consistent sidewalks and plantings. Large street trees are
	lent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually ng the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
constructed are	ng the perimeter streets of western, Adams and Jenerson later in the tract's history, mostly during the 1920s.
	esource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:	
LA City Permits, L	os Angeles Times, Sanborn Maps
	<b>A</b>
B13. Remarks:	
D13. Remarks.	
B14. Evaluator:	Laura Vanaskie reservation Associates
	1611 S. Pacific Coast Highway, Ste. 104
	Redondo Beach, CA 90277
Date of Evaluation	<b>n</b> : 4/21/2009
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3107 DALTON AVE

Recorded by Laura Vanaskie Date 4/21/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		atus Code 3D3	
	Review Code	Reviewer	Da	te
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication	Resource Name or #: (Assignation Unrestricted	ned by recorder)  a. Coun	2641 DALTON Avenue ty Los Angeles	
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)			
b. USGS 7.5' Quad	Date T	; R ;	1/4 of Sec	; B.M.
c. Address: 2641		N Avenue City	LOS ANGELES	Zip
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce			•	
Oriented with primary (east) elevation	n facing east. Located on the w	est side of Dalton Ave	nue between W. Adams Boule	evard and 27th Street.
			Darael No	E0E2020020
P3 Description: (Describe resources	and its major elements. Include	a design materials co	Parcel No	
Two story; L-shaped plan with cylin		-		
hipped roof with lower front gable, e wood clapboard siding and wood si at northeast corner supporting porc double hung wood sash windows; of front gable roof; decorative wood si screens on windows (alteration); ch	exposed rafter tails and comphingles on exterior walls; con h roof; wood entry door with double hung wood sash wind tatuette within gothic arch wo	posite shingle cladd acrete steps leading single glazed pane lows with diamond p pod frame atop carv	ing; interior brick chimney; to partial-width entry porch I within porch; fixed wood v panes; decorative wood br ed wood pedestal beneath	concrete foundation; in; one square column vindow with transoms; rackets supporting front gable roof; metal
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site ☐ District ☐	☐Element of District ☐ Oth	ner (Isolates, etc.)
3	The state of the s		P5b Description of	Photo:
	The state of the s		(View, date, acces	sion #)
			East and south ele	evations, Lkg NW, 3/3/09
	AREA TO BE A CONTRACTOR	and the second	P6. Date Constru	cted/Age and Sources:
		"M	Prehistoric	✓ Historic  Both
		The same of the sa	1903, Los Angeles	County Assessor
	AND		P7. Owner Addre	ss:
		The said		
			1575 CROSSRO	ADS OF WORLD
		- MI	HOLLYWOOD CA	90028
			P8. Recorded by:	
			(Name, affiliation,	
			Laura Vanaskie	,
			Galvin Preservation	n Associates
A STATE OF THE STA			1611 S. Pacific Co	ast Highway, Ste.
			Redondo Beach, (	CA 90277
			P9. Date Recorde	d: 4/13/2009
			P10. Survey Type	
The second secon			Intensive Level Su	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments: NONE	Continuation Sheet	✓ Dist	rict Record Roc	k Art Record
Location Map	Building, Structure, and Obje	ect Record 🔲 Line	ar Feature Record 🔲 Artif	act Record
Sketch Map	Archaeological Record	☐ Milli	ng Station Record $\ \square$ Pho	tograph Record
Other: (List)				

Page 2 of 3		NRHP Status Code: 5D3
. ago _ c. c	Resource Name or # (Assigned by	recorder) 2641 DALTON Avenue
B1. Historic Name B2. Common Nam		
B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectural	•	ltaustion a)
<b>B6. Construction</b> No original building	•	iterations)
No original bullulit	g permit.	
B7. Moved?  B8. Related Featu	No ☐ Yes ✔ Unknown Date:	Original Location:
B9a. Architect:		B9b. Builder:
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetca	
Period of Sig		
(Discuss important	ice in terms of historical or architectural context as define	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs	
surrounded by the area was proper streetcar lines r	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and ran along the perimeter of the tract on Adams Bou	tcar suburb. At the time of its subdivision in 1887, the tract was ecity center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three levard to the north, Western Avenue to the west and Jefferson
Boulevard to the residences.	e south. By 1912, most of the parcels in the Cha	les Victor Hall Tract were improved with single-family
residential and the same distar the adjoining all particularly evid	consist of rectangular lots separated by rear alley nce creating wide front yards. Behind many of the lleys. Street features within the tract include cons dent along Hobart Boulevard. Commercial buildin	th-south and east-west. The parcels within the tract are mostly ways. The residences are all set back from the street at roughly a residences are garages and ancillary buildings accessible from istent sidewalks and plantings. Large street trees are gs and multi-family apartment buildings were eventually sefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:		P 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Ass 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates
Date of Evaluatio	,	13/2009
	(This space reserved for official comments.)	
	( space issue is a similar common et a	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2641 DALTON Avenue

Recorded by Laura Vanaskie Date 4/13/2009

#### **B10 Significance (Continued)**

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2646 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2646 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053027030 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; front gable roof; first floor wood clapboard siding and second floor scalloped wood shingles; wood-frame roof; wood stud-wall structure; recessed full-width front porch with columns above a balustrade and wood porch-wall; wide flared eave overhang and decorative verge boards with decorative brackets; second story bay window; metal bar security windows (alteration); double-hung single-light and fixed-light windows; wood panel door with single-light diamond shaped window. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1906 P7. Owner Address: 2621 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
3	Resource Name or # (Assigned by	recorder) 2646 DALTON Avenue	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	Style: Transitional Craftsman  History: (Construction date, alterations, and date of a	Iterations)	
	esidence, owner/contractor/architect O.G. Rombotis, for \$\frac{1}{2}\$	•	
	☑ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Featu	ures:		
B9a. Architect: C		B9b. Builder: O.G. Rombotis	
B10. Significance Period of Sig			Criteria A, C
	ce in terms of historical or architectural context as define		
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs		
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surrounded by	farmland and considered a great distance from the	city center of Los Angeles. Residential	development within the
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Boulevard to th	e south. By 1912, most of the parcels in the Chair		
residences.			
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of streets running non consist of rectangular lots separated by rear alleyonce creating wide front yards. Behind many of the leys. Street features within the tract include constant along Hobart Boulevard. Commercial building the perimeter streets of Western, Adams and J	vays. The residences are all set back to residences are garages and ancillary b istent sidewalks and plantings. Large s gs and multi-family apartment buildings	rom the street at roughly wildings accessible from treet trees are were eventually
constructed ato	ing the perimeter streets of Western, Adams and J	enerson later in the tract's history, most	ly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Boulevard, Suite 130		
Date of Evaluatio	Santa Monica, CA 90401	11/2009	
Date of Evaluation	(This space reserved for official comments.)	172000	
	(This space reserved for official confinents.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2646 DALTON Avenue

Recorded by Amanda Kainer Date 3/11/2009

#### **B10 Significance (Continued)**

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		alus Coue 3D3	
	Review Code	Reviewer	Da	te
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication		a. Coun	2703 DALTON Avenue ty Los Angeles	
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad	Date T	; R ;	1/4 of Sec	; B.M.
c. Address: 2703		•	LOS ANGELES	Zip
d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (east) elevatio	#, directions to resource, eleva		•	mN on and 27th Street.
	•		Parcel No	
P3 Description: (Describe resources	and its major elements. Include	e design, materials, co	ondition, alterations, size, and	boundaries)
Two story; rectangular plan; Transite eaves, exposed rafter tails and come chimney; concrete foundation; wood (alteration); painted concrete steps door within porch; two vinyl doors wash windows; multi-light wood win bars on windows and entry door (al garage building at southwest corner.)	posite shingle cladding; hipp d clapboard and wood shing leading to full-width entry po vithin balcony (alteration); fix dow under front-facing roof of teration); metal screens on v	ped porch roof; balc le siding on exterior rch; ten square colu ed wood windows w gable; decorative wo	ony above porch (alteratio walls; stucco on bottom o umns supporting porch's hi vith and without transoms; pod brackets supporting ro	n); interior brick f front-facing gable ipped roof; wood entry double hung wood of overhangs; security
P3b. Resource Attributes: (List attributes:		Single family property		on (localiston etc.)
P4. Resources Present: ✓ Building	☐ Structure ☐ Object ☐	Site District	☐Element of District ☐Oth	ner (Isolates, etc.)
			P6. Date Constru  Prehistoric 1908, Los Angeles P7. Owner Addre  2703 DALTON A LOS ANGELES C P8. Recorded by:	evations, Lkg NW, 3/3/09 cted/Age and Sources:  Historic Both s County Assessor ss:  VE A 90018
			(Name, affiliation, Laura Vanaskie Galvin Preservatio 1611 S. Pacific Co Redondo Beach, (	on Associates past Highway, Ste.
			P9. Date Recorde P10. Survey Type Intensive Level Su	e: (Describe)
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record Line	ar Feature Record Arti	ck Art Record fact Record stograph Record

Page 2 of 3					NRH	P Status Code:	5D3	
Ü	Res	ource Name or #	(Assigned by	recorder)	2703 DALTO	ON Avenue		
B1. Historic Name	:							
B2. Common Nam			5.5					
B3. Original Use:	Residential Style: Craftsman		B4. Present l	Use: Re	esidential			
B5. Architectural B6. Construction	History: (Construction	on date. alterations	s. and date of al	terations)				
	ing permit for constructi				hitect: none. B	Builder: none. Cost:	\$3000.00.	
B7. Moved? ✓	No 🗌 Yes 🗌 Unk	nown Date:		Original	Location:			
B8. Related Featu	ıres:							
B9a. Architect:				B9b. Buile	der:			
B10. Significance	e: Theme: Railroad	and Horsecar Sub	ourbs; Streetcar	Area				
Period of Sig			Property Type				le Criteria	
	ce in terms of historical			d by theme	e, period, and	geographic scope.	Also addres	s integrity.)
i neme: Railroa	d and Horsecar Sub	urbs; Streetcar S	Suburbs					
	ctor Hall Tract is a go							
	farmland and conside							
	lled by the advent of an along the perimet							
Boulevard to the	e south. By 1912, n							
residences.								
The tract was la	aid out on a rectangu	lar grid of street	s running norti	h-south a	nd east-wes	t. The parcels w	vithin the tra	act are mostly
	consist of rectangula							
	nce creating wide from leys. Street features							
	lent along Hobart Bo							
constructed alo	ng the perimeter stre	ets of Western,	Adams and Je	efferson l	ater in the tra	act's history, mos	stly during th	ne 1920s.
B11. Additional Re	esource Attributes: (Lis	st attributes and co	odes) HF	<sup>2</sup> 2. Single	family proper	ty		
B12. References:		t						
LA City Permits, L	os Angeles Times, San	born Maps						
					Λ			
B13. Remarks:								
					N			
B14. Evaluator:	Laura Vanaskio		reservation Asso	ociatos				
B14. Evaluator.	1611 S. Pacific Coast			Juliates				
	Redondo Beach, CA 9	•						
Date of Evaluatio	n:		4/2	0/2009				
	(This space reserved for	or official commer	its.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2703 DALTON Avenue

Recorded by Laura Vanaskie Date 4/20/2009

#### **B10 Significance (Continued)**

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The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		iaius Coue 3D3	
	Review Code	Reviewer	Da	te
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication		ned by recorder)  a. Cour	2707 DALTON Avenue  nty Los Angeles	
and (P2b and P2c or P2d. Attach a		_		
b. USGS 7.5' Quad	Date T	; R ;	1/4 of 1/4 of Sec	; B.M.
c. Address: 2707		•	LOS ANGELES	Zip
d. UTM: (Give more than one for la	,	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce			,	001/2 01/2 21
Oriented with primary (east) elevation	n facing east. Located on the w	est side of Dalton Ave	enue between 27th Street and	29th Street.
			Parcel No	o. 5053021028
P3 Description: (Describe resources	and its major elements. Include	a docian materials o		
Two story; rectangular plan; Transit	•	•		,
rafter tails and composite cladding painted concrete steps leading to fu fixed wood windows with and witho brackets supporting roof overhangs windows and entry door (alteration) property.	(alteration); concrete founda ıll-width entry porch; four squ ut transoms; double hung wo ;; exposed wood truss under	tion; stuccoed exte uare columns suppo ood sash windows; front gable; securio	rior walls (alteration); two e orting porch roof; wood ent diamond-light wood windo ty bars on windows (alterat	exterior brick chimneys; try door within porch; ws; decorative wood tion); metal screens on
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site □ District [		her (Isolates, etc.)
	<b>A</b>		(View, date, acces	
			East elevation, Lk	,
				g w, 3/3/09 icted/Age and Sources:
		N.		
			☐ Prehistoric	
			1905, Los Angeles	s County Assessor
			P7. Owner Addre	ss:
	7		2707 DALTON A	VE
			LOS ANGELES C	:A 90018
			P8. Recorded by:	:
			(Name, affiliation,	and address)
			Laura Vanaskie	
		A REPORT	Galvin Preservation	on Associates
MANE III		T. MALL	1611 S. Pacific Co	oast Highway, Ste.
		MINIMUM MANU	Redondo Beach, (	CA 90277
	<b>"们都看到间</b> "		P9. Date Recorde	ed: 4/20/2009
	THE TRANSPORT PROPERTY.	HI HI WIND	P10. Survey Type	e: (Describe)
			Intensive Level Su	
15				
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")		
(0.000.0)	2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2	,		
Attachments: NONE	Continuation Sheet	<b>✓</b> Dia	trict Record Roo	ck Art Record
Location Map	Building, Structure, and Obje			fact Record
Sketch Map	Archaeological Record			otograph Record
Other: (List)	, wondoological Necold		g classoff Nocola	Augraph Nobbia

Page 2 of 3		NRHP Status Code: 5D3
g	Resource Name or # (Assigned b	y recorder) 2707 DALTON Avenue
B1. Historic Name	:	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Preser	t Use: Residential
B5. Architectural	•	
	<b>History:</b> (Construction date, alterations, and date of	•
	ing permit for residence built for owner C.E. Parker. Ard ing permit to enlarge automobile shed.	rinect. F.M. Taylor. Builder. A.J. Daniels. Cost. \$2,200.
03/10/1949: buildi	ng permit for garage and laundry room.	_
02/10/2004: bullal	ng permit to change out 10 (E) windows and 3 (E) door	S.
B7. Moved? ✓	✓ No ☐ Yes ☐ Unknown Date:	Original Location:
B8. Related Featu		Original Education.
B9a. Architect: F	F.M. Taylor	B9b. Builder: A.J. Daniels
B10. Significance	•	ar Area
Period of Sig	gnificance: 1878-1948 Property Type	e Residential Applicable Criteria A, C
		ned by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vie	ctor Hall Tract is a good example of an early stre	etcar suburb. At the time of its subdivision in 1887, the tract was
surrounded by	farmland and considered a great distance from th	ne city center of Los Angeles. Residential development within the
		I later the electric car, connecting it to downtown. By 1910, three
		ulevard to the north, Western Avenue to the west and Jefferson arles Victor Hall Tract were improved with single-family
residences.	, , , , , , , , , , , , , , , , , , , ,	,
The tract was la	aid out on a rectangular grid of streets running no	orth-south and east-west. The parcels within the tract are mostly
		/ways. The residences are all set back from the street at roughly
the same distar	nce creating wide front yards. Behind many of th	ne residences are garages and ancillary buildings accessible from
		sistent sidewalks and plantings. Large street trees are ngs and multi-family apartment buildings were eventually
		Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)	HP 2. Single family property
B12. References:	i i	
LA City Permits, L	os Angeles Times, Sanborn Maps	
		<b>A</b>
B13. Remarks:		
		[N]
B14. Evaluator:	Laura Vanaskie reservation As	ssociates
21 ii Evaluator.	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	n: 4	/20/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2707 DALTON Avenue

Recorded by Laura Vanaskie Date 4/20/2009

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

### PRIMARY RECORD

Primary # HRI # Trinomial

Trinomiai	
<b>NRHP Status Cod</b>	<b>le</b> 5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2723 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2723 DALTON Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two story; rectangular plan; American Foursquare with Eclectic features residential building; hipped roof with flared, overhanging, boxed eaves and composite shingle cladding; pedimented dormer; bay roof overhang; pediment porch roof; eyebrow vent in center of east-facing roof slope; concrete foundation; wood clapboard siding on exterior walls; faux stone steps leading to partial-width entry porch; three square ionic columns supporting front gable porch roof; two entry doors within porch (alteration); fixed and double hung wood sash windows; fixed wood window with transom; angled bay under pedimented dormer; bay roof overhang supported by decorative brackets; decorative woodwork on dormer and porch pediments; corbels supporting roof overhangs; addition on rear elevation (alteration); security bars on first floor doors and windows (alteration); metal screens on windows (alteration); concrete block and brick wall (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site □ District □ Element of District □ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and snorth elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1906, Los Angeles County Assessor P7. Owner Address: 2723 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/14/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRH	IP Status Code: 5D3	
. ago = 0. 0	Resource Name or # (Assigne	ed by re	ecorder)	2723 DALT(	ON Avenue	
B1. Historic Name	e:					
B2. Common Nam	ne					
B3. Original Use:	Residential B4. Pre	sent U	se: Re	esidential		
<b>B5. Architectural</b>	Style: American 4-Square					
<b>B6. Construction</b>	History: (Construction date, alterations, and date	e of alte	erations)			
	ling permit for construction of residence. Owner: Am	nia B. ar	nd Alfred	l G. Boettger. A	Architect: none. Builder: Z.B. Saffil	I. Cost:
\$2750.00. 03-06-1917: Build	ling permit to enlarge screen porch on 1st floor, enla	arae sle	epina pa	orch on 2nd flo	or and build closet over 1st floor p	orch.
	g ,				<sub></sub>	
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date:	(	Original	Location:		
bo. Related Feat	ures:					
B9a. Architect:		E	39b. Buil	der: <i>Z.B.</i> Saff	Fill	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Stre			uo 2.2. cun	<i></i>	
Period of Signature				ntial	Applicable Criteria A,	С
	nce in terms of historical or architectural context as d	, ,			• •	
	ad and Horsecar Suburbs; Streetcar Suburbs					
The Charles Vi	ictor Hall Tract is a good example of an early s	streetc:	ar suhu	rh At the tin	ne of its subdivision in 1887 th	e tract was
	farmland and considered a great distance fron					
area was prope	elled by the advent of the horsecar, cable car, a	and la	ter the	electric car, c	connecting it to downtown. By	1910, three
	ran along the perimeter of the tract on Adams					
	ne south. By 1912, most of the parcels in the o	Charle	es Victo	r Hall Tract w	vere improved with single-famil	У
residences.						
The tract was la	aid out on a rectangular grid of streets running	north	-south a	and east-wes	t. The parcels within the tract	are mostly
residential and	consist of rectangular lots separated by rear a	alleywa	ays. Th	he residences	s are all set back from the stree	et at roughly
	nce creating wide front yards. Behind many o					
	lleys. Street features within the tract include of dent along Hobart Boulevard. Commercial bu					
	ong the perimeter streets of Western, Adams a					
	,				<i>y</i> , <i>y</i>	
B11. Additional Re	esource Attributes: (List attributes and codes)	HP	2. Single	e family proper	ty	
B12. References:						
LA City Permits, L	os Angeles Times, Sanborn Maps					
				<b>A</b>		
B13. Remarks:				VIII.		
				N		
544 5 1 4	Laura Managalia			100		
B14. Evaluator:		n Assoc	ciates			
	1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277					
Date of Evaluation	·	4/14	/2009			
	(This space reserved for official comments.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2723 DALTON Avenue

Recorded by Laura Vanaskie Date 4/14/2009

#### **B10 Significance (Continued)**

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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American Foursquare: This style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

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рцр	Status	Codo	5D

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2727 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2727 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two story; rectangular plan; Dutch Colonial Revival residential building; cross-gambrel roof with overhanging boxed eaves and composite shingle cladding; concrete foundation; wood clapboard, wood shingle and aluminum siding on exterior walls; interior metal chimney; painted concrete steps leading to partial-width entry porch; two square columns supporting porch's flat roof; vinyl entry door within porch (alteration); fixed wood windows with and without transoms; awning wood windows; aluminum sliding windows in wood frames (alteration); vinyl shutters (alteration); wood slat vent under front-facing gambrel; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence (alteration); garage building at northwest corner of property; swimming pool at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1903, Los Angeles County Assessor P7. Owner Address: 2727 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/20/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

		NEW ALL FOR
Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned	by recorder) 2727 DALTON Avenue
B1. Historic Name	e:	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Prese	ent Use: Residential
<b>B5. Architectural</b>	l Style: Colonial Revival	
B6. Construction	<b>History:</b> (Construction date, alterations, and date of	of alterations)
2-6-1950: Building	ng permit. ng permit for garage construction. g permit to add bedroom to rear of dwelling. ng permits for addition to extend family room and new	carport.
B7. Moved? v	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect:		B9b. Builder:
B10. Significance		
Period of Signature	. , ,	pe Residential Applicable Criteria A, C
	nce in terms of historical of architectural context as de ad and Horsecar Suburbs; Streetcar Suburbs	fined by theme, period, and geographic scope. Also address integrity.)
area was prope streetcar lines i Boulevard to th residences. The tract was la	elled by the advent of the horsecar, cable car, al ran along the perimeter of the tract on Adams B ne south. By 1912, most of the parcels in the C aid out on a rectangular grid of streets running r	the city center of Los Angeles. Residential development within the and later the electric car, connecting it to downtown. By 1910, three oulevard to the north, Western Avenue to the west and Jefferson harles Victor Hall Tract were improved with single-family north-south and east-west. The parcels within the tract are mostly
the same distar the adjoining all particularly evid	nce creating wide front yards. Behind many of lleys. Street features within the tract include co dent along Hobart Boulevard. Commercial build	eyways. The residences are all set back from the street at roughly the residences are garages and ancillary buildings accessible from ensistent sidewalks and plantings. Large street trees are dings and multi-family apartment buildings were eventually d Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes):	HP 2. Single family property
LA City Permits, L	Los Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation A 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	Associates
Date of Evaluation	•	4/20/2009
	(This space reserved for official comments.)	
	(This space reserved for official confinertis.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2727 DALTON Avenue

Recorded by Laura Vanaskie Date 4/20/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

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Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 50

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2801 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2801 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two story; rectangular plan; American Foursquare residential building with Eclectic features; hipped roof with flared, boxed, overhanging eaves and composite shingle cladding; pedimented dormer; flat porch roof; concrete foundation; wood clapboard siding on exterior walls; vinyl siding on some exterior walls (alteration); concrete steps leading to partial-width entry porch; two entry doors within porch (alteration); fixed wood windows with transoms; double hung wood sash windows; double hung wood sash ribbon windows; wood casement windows; four-over-three light wood window with side vents on dormer; wood spindle work on dormer; second-story addition on northwest corner (alteration); metal screens on windows (alteration); garage building located at northwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905, Los Angeles County Assessor P7. Owner Address: 2801 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/14/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ☐ Continuation Sheet □ NONE ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP	Status Code: 5D3	
	Resource Name or #	(Assigned by	recorder) 2	2801 DALTOI	N Avenue	
B1. Historic Name	:					
B2. Common Nam	ne					
B3. Original Use:	Residential	B4. Present l	Jse: Resi	dential		
B5. Architectural	·					
B6. Construction		s, and date of all	terations)			
10-16-1913: Build	g permit. ation permit for addition of sleeping porch ing permit for garage construction. g permit for garage consruction.					
B7. Moved?   B8. Related Featu	No Yes Unknown Date: ures:		Original Lo	cation:		
B9a. Architect:			B9b. Builde	r·		
B10. Significance	e: Theme: Railroad and Horsecar Sub	ourbs: Streetcar		l.		
Period of Sig		Property Type		I	Applicable Crite	eria A.C
(Discuss importan	ce in terms of historical or architectural condition and Horsecar Suburbs; Streetcar S	ontext as defined			• •	
surrounded by area was prope streetcar lines r Boulevard to th residences.	ctor Hall Tract is a good example of a farmland and considered a great distabled by the advent of the horsecar, can along the perimeter of the tract on e south. By 1912, most of the parce	ance from the able car, and land the Adams Boule als in the Charl	city center ater the ele evard to the les Victor H	of Los Ange ectric car, co e north, Wes Iall Tract we	eles. Residential deve innecting it to downto stern Avenue to the w ere improved with sing	elopment within the wn. By 1910, three est and Jefferson gle-family
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of street consist of rectangular lots separated nce creating wide front yards. Behin lleys. Street features within the tract dent along Hobart Boulevard. Comming the perimeter streets of Western,	by rear alleyw d many of the include consis nercial building	rays. The residences stent sidew rult	residences of are garage alks and pla i-family apai	are all set back from a es and ancillary buildin antings. Large street rtment buildings were	the street at roughly ngs accessible from trees are eventually
B11. Additional Re B12. References:	esource Attributes: (List attributes and co	odes) HP	3. Multiple f	amily property	у	
LA City Permits, L	os Angeles Times, Sanborn Maps					
B13. Remarks:			L	N		
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	reservation Asso I	ociates			
Date of Evaluatio	•	4/1-	4/2009			
	(This space reserved for official commen	its.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2801 DALTON Avenue

Recorded by Laura Vanaskie Date 4/14/2009

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

### PRIMARY RECORD

Primary # HRI# Trinomial

	Other Lietings	NRHP Status Code 5D3		
	Other Listings Review Code	Reviewer		Date
	Neview Code	I/CAICMCI		Date
Page 1 of 1	Resource Name or #: (Assign	ed by recorder) 2806	DALTON Avenue	e
P1. Other Identifier:				
P2. Location:	tion Unrestricted	a. County		
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)			
b. USGS 7.5' Quad	Date T	; R ; 1/4 of	1/4 of Sec	; B.M.
c. Address: 2806	S DALTO	N Avenue City LOS AN	IGELES	Zip
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone ;	mE/	mN
e. Other Locational Data (e.g. Parce	I#, directions to resource, eleva	tion, etc., as appropriate)		
Oriented with the primary (west) ele	vation facing west. Located on t	he east side of Dalton Avenue		
. , ,	· ·			
			Parcel	No. 5053026034
P3 Description: (Describe resources	and its major elements. Include	e design, materials, condition,		
Two-story; rectangular plan; Queer				
wood shingles; wood-frame roof; w				
porch with central gable and square				
double-hung multi-light vinyl window				
, , ,	3		,	,
P3b. Resource Attributes: (List attribu	ites and codes)			
<u>`</u>		Site Diatrict DELease	-4 -4 Di-4=i-4	Other (lealates ats)
P4. Resources Present:   ✓ Building	☐ Structure ☐ Object ☐	Site District Elemen	nt of District	Other (Isolates, etc.)
			P5b Description	
			(View, date, acc	•
			West Elevation	, Lkg E, Mar 2009
			P6. Date Cons	tructed/Age and Sources:
			Prehisto	ric Historic Both
			1909	
			P7. Owner Add	dress:
		3	2806 DALTON	IAVE
			LOS ANGELES	S CA 90018
	The same of the sa		P8. Recorded	by:
	W		(Name, affiliation	on, and address)
	I I I WALL AT		Amanda Kaine	
			PCR Services	
				oulevard, Suite 130
The state of the s	A CONTRACTOR OF THE PARTY OF TH		Santa Monica,	*
			Sarita Moriica,	
			P9. Date Reco	
			P10. Survey Ty	/pe: (Describe)
AND A SECOND SEC			Intensive Level	Services
Contract of the Contract of th	-	THE RESERVE OF THE PARTY OF THE		
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
		,		
	□ <b>a</b>	□ <u>-</u>	. —	
Attachments: NONE	Continuation Sheet	☐ District Reco	= :	Rock Art Record
Location Map	Building, Structure, and Obje			Artifact Record
☐ Sketch Map	Archaeological Record		n Record 🔲 F	Photograph Record
Other: (List)				

Page 2 of 3							NRHP Stat	us Code: 5	D3	
1 agc 2 01 0		Resource Nam	e or # (Ass	signed by re	ecorder)	2806 D	DALTON Ave	enue		
B1. Historic Name			( )	3 ,	,					
B2. Common Nam										
B3. Original Use:	Residential		B4.	. Present U	lse: R	esidential	1			
B5. Architectural	Style: Que	en Anne								
<b>B6. Construction</b>	History: (Con	struction date, alte	rations, and	date of alte	erations)	)				
1909: 9-Room Re 1912: Garage, ow		contractor Hubbard for \$50	l and Gardne	er, for \$3,00	00					
B7. Moved? <b>▼</b> B8. Related Feat	☑ No ☐ Yes [ ures:	Unknown [	Date:		Original	Location	n:			
B9a. Architect: L	Inknown				RON Rui	ldor: Uul	bbard and G	ardnor		
B10. Significance		ailroad and Horsed	ar Suburbs			iuei. Tiuk	obalu aliu G	aruner		
Period of Significance		878-1948	•	rty Type		ntial		Applicable C	riteria	A. C
``	•	storical or architect	•				. and geogra	• •		•
surrounded by area was prope streetcar lines in Boulevard to the residences. The tract was laresidential and the same distant the adjoining all particularly evices.	farmland and o elled by the adv ran along the p e south. By 19 aid out on a rec consist of recta nce creating wi lleys. Street fea dent along Hob	is a good examp considered a great yent of the horse perimeter of the to 12, most of the p ctangular grid of angular lots sepa ide front yards. E atures within the part Boulevard. Co ter streets of Wes	at distance car, cable car, cable car and arcels in the streets runi arated by resemble manutract includommercial	from the car, and la ms Boule ne Charles ning north ear alleyway of the re le consiste buildings	city cen ater the evard to s Victor a-south ays. The esidence ent side and mu	ter of Los electric of the north Hall Trad and east e resider es are ga walks an ilti-family	s Angeles. car, connect h, Western ct were imple -west. The nces are all arages and nd plantings r apartment	Residential decting it to down Avenue to the proved with single parcels within I set back from ancillary build s. Large street touildings wer	evelopmentown. Be west an agle-famous the trace in the street and the street are eventures.	ent within the y 1910, three and Jefferson ily st are mostly set at roughly cessible from re
B11. Additional Re B12. References: LA City Permits, L	:	es: (List attributes	and codes)							
LA ONY PEHHINS, L	os Angeles Tillie	σο, Θαπυθιτί Ινιαβ\$								
B13. Remarks:						N				
B14. Evaluator:	233 Wilshire Bo	oulevard, Suite 130		PCR Se	rvices					
Date of Evaluatio	Santa Monica, (	GA 90401		6/4	1/2004					
Date of Evaluation				0/1	72004					
	(THIS SPACE FEST	erved for official co	numents.)							

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2806 DALTON Avenue

Recorded by Amanda Kainer Date 6/1/2004

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with workingand

middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2807 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2807 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with front gable dormer, flared overhanging eaves, exposed rafter tails and composite shingle cladding, concrete foundation, wood clapboard and wood shingle siding on exterior walls; exterior brick chimney; exterior wood staircase to half-story on south elevation (alteration); concrete steps leading to partial-width entry porch; three square stone masonry columns supporting porch's roof; wood entry door with three vertical lights within porch; fixed wood windows with and without transoms; double hung wood sash windows; casement wood windows; decorative wood brackets supporting roof overhangs; metal screens on windows (alteration); chain-link fence (alteration); small garage building at south central portion of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site □ District □ Element of District □ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1907, Los Angeles County Assessor P7. Owner Address: 2807 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/20/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

		NIDUD OCCUPANTO
Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by	recorder) 2807 DALTON Avenue
B1. Historic Name	e:	
B2. Common Nam		
B3. Original Use:	Residential B4. Present l	Jse: Residential
B5. Architectural	•	
	History: (Construction date, alterations, and date of all	·
09-05-1907: Build	ling permit for construction of residence. Owner: Elwin A.	Day. Builder: same. Architect: none. Cost: \$2500.00.
B7. Moved?	✓ No 🗌 Yes 🗌 Unknown 💮 Date:	Original Location:
B8. Related Feat	ures:	
DO- Analista at		DOL Dullder E.A. Davi
B9a. Architect:	The same of the sa	B9b. Builder: E.A. Day
B10. Significance		
Period of Sig	. , , ,	Applicable Criteria A, C d by theme, period, and geographic scope. Also address integrity.)
		by theme, period, and geographic scope. Also address integrity.)
meme. Rainoa	ad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vi	ctor Hall Tract is a good example of an early street	car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
residences.	e south. By 1912, most of the parcels in the Charl	les Victor Hall Tract were improved with single-family
residerices.		
The tract was la	aid out on a rectangular grid of streets running nort	h-south and east-west. The parcels within the tract are mostly
		yays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
		stent sidewalks and plantings. Large street trees are
		is and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
	ng the perimeter expected of treetern, reading and ex	moreon later in the tracter metery, mostly during the recess
	,	P 2. Single family property
B12. References:		
LA City Permits, L	os Angeles Times, Sanborn Maps	
		- A
B13. Remarks:		
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates
D14. Evaluator.	1611 S. Pacific Coast Highway, Ste. 104	old local
	Redondo Beach, CA 90277	
Date of Evaluatio	•	0/2009
	(This space reserved for official comments.)	
	(This space reserved for official confinents.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2807 DALTON Avenue

Recorded by Laura Vanaskie Date 4/20/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

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NRHP	Status	Code	5[

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2813 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2813 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; rectangular plan; Transitional Craftsman residential building; side gable roof with two front gable dormers, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; exterior brick chimney; faux stone masonry steps leading to full-width entry porch; two square brick columns supporting partial porch roof; wood pergola over north half of porch; wood entry door within porch; casement wood ribbon windows; double hung wood sash windows; aluminum sliding windows (alteration); two guardian lion statues on brick pedestals at porch base; decorative wood brackets supporting roof overhangs; partial wood truss detail under dormer gables; wood slat vents under dormer gables; metal screens on entry door and windows (alteration); chain-link fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1907, Los Angeles County Assessor P7. Owner Address: 2813 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/20/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3					NRHP	Status Code:	5D3	
rage 2 01 3	Resourc	e Name or # (Assi	aned by rec	order) 2	2813 DALTON			
B1. Historic Name		,	900 27 .00	0.00., _	.0.0 2.12.0			
B2. Common Nam								
B3. Original Use:	Residential	B4.	Present Use	e: Resid	dential			
B5. Architectural	Style: Transitional Cra	ftsman						
B6. Construction	•	ite, alterations, and o	date of altera	ations)				
1/15/1909: Buildin	g permit for construction of	residence. Owner: G	i.D. Weingar	rth. Archite	ect: Garrett B	yxby. Contractor:	U.O. Long. Cost: S	\$2,800.
B7. Moved? v B8. Related Feat	☑ No ☐ Yes ☐ Unknow ures:	n Date:	Or	iginal Lo	cation:			
B9a. Architect:			В9	b. Builde	r:			
B10. Significance	e: Theme: Railroad and	Horsecar Suburbs; S	Streetcar <b>Ar</b>	ea				
Period of Signature	gnificance: 1878-1948	Propert	ty Type R	esidentia.	I	Applicable	e Criteria A, C	
•	ce in terms of historical or a nd and Horsecar Suburbs			y theme, p	period, and ge	eographic scope.	Also address inte	grity.)
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good of farmland and considered elled by the advent of the ran along the perimeter o e south. By 1912, most	a great distance f horsecar, cable ca f the tract on Adar	from the city ar, and late ms Bouleva	y center er the ele ard to the	of Los Ange ctric car, co north, Wes	eles. Residentia nnecting it to do tern Avenue to	l development wowntown. By 19 the west and Je	rithin the 110, three
residential and the same distar the adjoining all particularly evid	aid out on a rectangular g consist of rectangular lot nce creating wide front ya leys. Street features wit lent along Hobart Boulev ng the perimeter streets	s separated by rea ards. Behind man hin the tract includ ard. Commercial	ar alleyway ny of the res de consiste buildings a	sidences nt sidew and multi	residences a are garage alks and pla i-family apar	are all set back s and ancillary l ntings. Large s tment buildings	from the street a buildings access street trees are were eventually	at roughly ible from
B11. Additional Re B12. References:	esource Attributes: (List att	ributes and codes)	HP 2.	Single fa	mily property			
LA City Permits, L	os Angeles Times, Sanborn	Maps						
B13. Remarks:				1	N			
B14. Evaluator:	1611 S. Pacific Coast High	way, Ste. 104	ntion Associa	ates				
Date of Evaluation	Redondo Beach, CA 90277		4/20/2	ററര				
Date of Evaluation	(This space reserved for of	iicial comments \	4/20/2	009				
	(This space reserved for on	iciai comments.)						

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2813 DALTON Avenue

Recorded by Laura Vanaskie Date 4/20/2009

#### **B10 Significance (Continued)**

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2816 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2816 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053026030 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman multi-family residence; double cross-gable roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with exposed rafters, and boxed columns; triple second floor windows; single light window with transom above flanks by single-light windows; metal bar security windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1906 P7. Owner Address: 2816 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/25/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
3	Resource Name or # (Assigned by	recorder) 2816 DALTON Avenue	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present	Use: Residential	
<b>B5. Architectural</b>	Style: Transitional Craftsman		
	History: (Construction date, alterations, and date of a	•	
1906: 8-room resid	dence, owner Marshin Jones, architect F.P. Burnham, co	ntractor Otis Jones, for \$2,500	
	✓ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Featu	ures:		
B9a. Architect: F		B9b. Builder: Otis Jones	
B10. Significance			
Period of Sig			Criteria A, C
•	nce in terms of historical or architectural context as define and and Horsecar Suburbs; Streetcar Suburbs	d by theme, period, and geographic scope.	Also address integrity.)
The Charles Vi	ctor Hall Tract is a good example of an early street	car suburb. At the time of its subdivisio	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and a ran along the perimeter of the tract on Adams Boul		
	ne south. By 1912, most of the parcels in the Char		
residences.			
The tract was la	aid out on a rectangular grid of streets running nort	h-south and east-west. The parcels wi	thin the tract are mostly
residential and	consist of rectangular lots separated by rear alleys	vays. The residences are all set back t	rom the street at roughly
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consident along Hobart Boulevard. Commercial building		
	ong the perimeter streets of Western, Adams and J		
	esource Attributes: (List attributes and codes)		
B12. References: LA City Permits. L	.os Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:		N	
		N. D.	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Blvd, Ste 130		
	Santa Monica, CA 90401		
Date of Evaluatio		5/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2816 DALTON Avenue

Recorded by Amanda Kainer Date 6/25/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2822 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2822 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053026032 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; double cross gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; half-timbering on pair of front facing gables; full-width porch with exposed rafters, square columns, and a low stone porch wall; metal bar security windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, July 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1909 P7. Owner Address: 2822 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/2/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHF	Status Code:	5D3
-		Resource Name or #	(Assigned by r	ecorder)	2822 DALTO	N Avenue	
	ne Residential I Style: Transi I History: (Const	tional Craftsman ruction date, alterations chitect/contractor G.J. Le	B4. Present U	Jse: Res	sidential		
B7. Moved?	☑ No ☐ Yes ☐ ures:	Unknown Date:		Original L	ocation:		
B9a. Architect: (	3 I Leoun			ROb Ruild	er: <i>G.J. Leou</i>	n	
B10. Significance		road and Horsecar Subi			ei. <i>0.3. Leou</i>	11	
Period of Si			roperty Type		al	Applicable	e Criteria A, C
		orical or architectural co Suburbs; Streetcar S		by theme	, period, and g	eographic scope.	Also address integrity.)
area was prope streetcar lines a Boulevard to the residences.	elled by the adve ran along the pe ne south. By 19	nt of the horsecar, ca rimeter of the tract on 12, most of the parcel	ble car, and la Adams Boule Is in the Charl	ater the elevard to the es Victor	ectric car, co ne north, We Hall Tract we	onnecting it to do stern Avenue to ere improved with	
residential and the same dista- the adjoining a particularly evid	consist of rectar nce creating wid lleys. Street fea dent along Hobal	ngular lots separated i	by rear alleyw d many of the include consis ercial building	ays. The residence stent side s and mu	e residences es are garage walks and pla Iti-family apa	are all set back es and ancillary b antings. Large s rtment buildings	were eventually
B11. Additional Ro B12. References		(List attributes and co	des)				
LA City Permits, L	os Angeles Times	, Sanborn Maps					
B13. Remarks:				2	N		
B14. Evaluator:	Amanda Kainer 233 Wilshire Blvd Santa Monica, CA	•	PCR Se	ervices			
Date of Evaluation	,	1 90401	7/2	2/2009			
		ved for official comment					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2822 DALTON Avenue

Recorded by Amanda Kainer Date 7/2/2009

#### **B10 Significance (Continued)**

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2826 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2826 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053026033 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross-gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; full-width recessed porch with square masonry columns, stuccoed porch wall (alteration); wide eaves with exposed rafters; front gable with vent; decorative brackets; vertical slider window (alteration); metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, July 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1915 P7. Owner Address: 2826 DALTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd Santa Monica, CA 90401 P9. Date Recorded: 7/2/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

D0-10		NRHP Status Code:	5D3
Page 2 of 3	December Name of # (Assigned by		020
	Resource Name or # (Assigned by	recorder) 2826 DALTON Avenue	
B1. Historic Name			
B2. Common Nam			
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural		44:	
B6. Construction	•	terations)	
No original permit	on me.		
B7. Moved? ✓	✓ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Featu	ures:		
B9a. Architect: J	Josephine Vollrath	B9b. Builder: Josephine Vollrath	
B10. Significance	•	•	
Period of Sig	·		e Criteria A, C
	nce in terms of historical or architectural context as defined		
	ad and Horsecar Suburbs; Streetcar Suburbs		<b>3</b> , ,
	,		
	ictor Hall Tract is a good example of an early street		
	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and l		
	ran along the perimeter of the tract on Adams Bould		
	ne south. By 1912, most of the parcels in the Char		
residences.			
The tract was k	aid out on a rectangular arid of stroots running port	h south and east west. The paraels w	ithin the tract are mostly
	aid out on a rectangular grid of streets running nort consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consideration		
	dent along Hobart Boulevard. Commercial building		
constructed alo	ong the perimeter streets of Western, Adams and Je	enerson later in the tract's history, most	lly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:			
LA City Permits, L	Los Angeles Times, Sanborn Maps		
5.45 5			
B13. Remarks:		N	
		1.5	
B14. Evaluator:	Amanda Kainer PCR Se	ervices	
	233 Wilshire Blvd		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 7/	2/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2826 DALTON Avenue

Recorded by Amanda Kainer Date 7/2/2009

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	IN	INTIF SI	alus Coue	303		
	Review Code	Reviewer			Da	ite	
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign				ALTON Avenue		
P2. Location: Not for Publicate and (P2b and P2c or P2d. Attach a		a	a. Count	ty Los A	ngeles		
b. USGS 7.5' Quad	Date T	; R		1/4 of	1/4 of Sec		B.M.
c. Address: 2829		N Avenue	,	LOS ANGE		, Zip	D.W.
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	- ',	;	mE/	mN '	
e. Other Locational Data (e.g. Parcel	#, directions to resource, eleva	tion, etc., as a	ppropria	ate)			
Oriented with primary (east) elevation	n facing east. Located on the we	est side of Dal	lton Aver	nue at the int	tersection of Dalt	ton and 29th Stree	<i>∍t.</i>
					Parcel No	o. 5053021033	
P3 Description: (Describe resources	and its major elements. Include	e design, mate	erials, co	ondition, alter			
Two story; cross plan; Transitional of flared eaves, exposed rounded rafte walls; interior brick chimney; concre	Craftsman residential building er tails and composite shingl ete steps with tiled risers lead	g; hipped roo e cladding; c ding to partia	of with f concrete I-width	front and side foundation entry porch	de gable projec n; wood clapbo n; two square c	ctions, overhang ard siding on ex olumns support	kterior ing
porch's shed roof; screened-in porc entry door with stained glass side ligglass; double hung wood sash wind (alteration); white picket fence atop	ghts within porch; fixed wood dows; decorative wood brack	d windows wi ets supportir	ith and ng roof (	without trar overhangs;	nsoms; some tr metal screens	ransoms are sta	
(antoration), write protect for loss atop	Ton Control Wall (alloration)	), Wood i. o	000 41 0	orniroo (ano	radony.		
P3b. Resource Attributes: (List attribu	ites and codes) HP 2. §	Single family p	roperty				
P4. Resources Present:  Building	Structure Object	Site Dis	strict _	Element of	District Ot	her (Isolates, etc.)	)
Ç	<u>,                                      </u>					,	
			į,	P	5b Description of	f Photo:	
			ľ	•	/iew, date, acces	•	
						evations, Lkg NW	
				P		cted/Age and So	_
					Prehistoric		Both
					•	s County Assesso	ir
				P	7. Owner Addre	ess:	
			T	0	PO BOX 575		
	450.76		2011 51	В	BEVERLY HILLS	CA 90213	
			18001	P	8. Recorded by:	:	
				(1)	Name, affiliation,	and address)	
			Transport		aura Vanaskie		
		militaria de la constanta de l	11111		Galvin Preservatio		
					611 S. Pacific Co Redondo Beach, (	oast Highway, Ste CA 90277	4
		A HALL			9. Date Recorde		1/2009
					10. Survey Type		.,
			-		ntensive Level Su		
- The 10 and		1	2. 18				
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")					
Attachments	Continuation Object	1	<b>✓</b> Distr	riot Descri		ole Ant Danasis	
Attachments: NONE Location Map	<ul><li>☐ Continuation Sheet</li><li>☐ Building, Structure, and Objet</li></ul>			rict Record ar Feature R		ck Art Record fact Record	
Sketch Map	☐ Archaeological Record	or vecola		ng Station Re	_	otograph Record	
Other: (List)		l		g Clation No		g.apii Noooid	

Page 2 of 3		NRHP Status Code: 5D3
rage 2 01 3	Resource Name or # (Assigned by	recorder) 2829 DALTON Avenue
B1. Historic Name B2. Common Nam	s:	,
B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectural		(Karatia an)
<b>B6. Construction</b>	• •	terations)
No original buildin	g permit.	
B7. Moved? B8. Related Featu	No ☐ Yes ✔ Unknown Date: ures:	Original Location:
B9a. Architect:		B9b. Builder:
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area
Period of Sig	gnificance: 1878-1948 Property Type	Residential Applicable Criteria A, C
	nce in terms of historical or architectural context as define and and Horsecar Suburbs; Streetcar Suburbs	d by theme, period, and geographic scope. Also address integrity.)
surrounded by a area was prope streetcar lines r	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and a ran along the perimeter of the tract on Adams Boul	car suburb. At the time of its subdivision in 1887, the tract was a city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three levard to the north, Western Avenue to the west and Jefferson cles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evic	consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial building	th-south and east-west. The parcels within the tract are mostly ways. The residences are all set back from the street at roughly a residences are garages and ancillary buildings accessible from istent sidewalks and plantings. Large street trees are gs and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	,	P 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	1611 S. Pacific Coast Highway, Ste. 104	ociates
Date of Evaluatio	Redondo Beach, CA 90277	21/2009
Date of Evaluatio		172009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2829 DALTON Avenue

Recorded by Laura Vanaskie Date 4/21/2009

#### **B10 Significance (Continued)**

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

IIIOIIIIdi DUD Status Codo 50

	Other Listings	NKHP Sta	atus Code 5D3	
	Review Code	Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	2947 DALTON Avenue	•
<b>P2. Location:</b> Not for Publica	tion <b>U</b> nrestricted	a. Count	Los Angeles	
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)			
b. USGS 7.5' Quad	Date T	, ,	1/4 of 1/4 of Sec	,
c. Address: 2947		•	LOS ANGELES	Zip
d. UTM: (Give more than one for la	,	Zone tion etc. ec appropria	; mE/	mN
e. Other Locational Data (e.g. Parce Oriented with primary (east) elevation				ad 20th Street
Onemed with primary (east) elevation	iri iacing east. Located on the we	est side of Dalloff Aver	iue between 29th Street ar	ia soin sireei.
			Parcel	No. 5053022028
	and its major elements. Include	-		
One story; rectangular plan; Transic overhanging eaves, exposed rafter walls; interior brick chimney; painte supporting porch roof; metal handra transoms; double hung wood sash under porch gable (alteration); deco bars on windows and entry door (a	tails and composite shingle of d concrete steps with tile cla ails along porch (alteration); windows; awning wood wind prative wood brackets suppo	cladding; concrete fo dding leading to par wood entry door with lows; fixed wood six- rting roof overhangs	oundation; wood clapbo tial-width entry porch; th hin porch; fixed wood wi -over-three light window s; cornice with decorative	ard siding on exterior nree square columns indows with multi-light with infilled panels e wood corbels; security
P3b. Resource Attributes: (List attributes: P4. Resources Present:  Building		Single family property Site □ District □	Element of District	Other (Isolates, etc.)
		284	Prehistor 1907, Los Ange P7. Owner Add 2947 DALTON LOS ANGELES P8. Recorded b (Name, affiliatio Laura Vanaskie Galvin Preserva	tession #)  Lkg W, 3/3/09  tructed/Age and Sources:  tic  Historic  Both  teles County Assessor  tress:  AVE  CA 90018  Dy:  n, and address)  ation Associates  Coast Highway, Ste.  n, CA 90277  ded: 4/21/2009  tree: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
(2.1.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2	,	,		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	□ Continuation Sheet     □ Building, Structure, and Obje     □ Archaeological Record	ect Record Linea	ar Feature Record 🔲 A	lock Art Record Irtifact Record Photograph Record

Dogo 2 of 2		NRHP Status Code: 5D3
Page 2 of 3	Resource Name or # (Assigned by	
DA I Patada Nama	, , ,	Tecolder) 2347 DALTON Avenue
B1. Historic Name		
B2. Common Nam B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectural		Jse. Nesiderillar
	History: (Construction date, alterations, and date of a	terations)
	ing permit for construction of residence. Owner: J.H. Ben	•
		<b>3</b>
	✓ No 🔲 Yes 🔛 Unknown Date:	Original Location:
B8. Related Featu	ures:	
B9a. Architect: J	I.H. Bensinger	B9b. Builder: J.H. Bensinger
B10. Significance	-	-
Period of Sig	gnificance: 1878-1948 Property Type	Residential Applicable Criteria A, C
(Discuss importan	ce in terms of historical or architectural context as define	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs	
TI OI I V		1
		car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
	e south. By 1912, most of the parcels in the Char	les Victor Hall Tract were improved with single-family
residences.		
The tract was la	aid out on a rectangular grid of streets running nor	h-south and east-west. The parcels within the tract are mostly
		ways. The residences are all set back from the street at roughly
the same distar	nce creating wide front yards. Behind many of the	residences are garages and ancillary buildings accessible from
		stent sidewalks and plantings. Large street trees are
		gs and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
constructed alo	ing the perimeter streets or Western, Adams and J	merson later in the tract's history, mostly during the 1920s.
	,	P 2. Single family property
B12. References:		
LA City Permits, L	os Angeles Times, Sanborn Maps	
		A
D42 Damada		
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Ass	ociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	on: 4/2	1/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2947 DALTON Avenue

Recorded by Laura Vanaskie Date 4/21/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 3007 DALTON Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3007 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 30th Street and 31st Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Craftsman residential building; hipped roof with lower front and side gables, exposed notched rafter tails and composite cladding (alteration); front gable dormer; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps leading to partial-width entry porch; masonry and wood posts column supporting porch roof; wood entry door with sidelights facing north within porch; fixed aluminum windows, double hung aluminum sash windows and aluminum sliding windows (alteration); fixed wood stained glass window; keyhole vent under porch gable; decorative wood brackets supporting roof overhangs; decorative wood corbels under window sills; security bars on windows and entry door (alteration); metal screens on windows (alteration); wood picket fence (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1923, Los Angeles County Assessor P7. Owner Address: 0 PO BOX 35585 LOS ANGELES CA 90035 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/21/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRI	HP Status Code: 5D3	
rage 2 01 3	Re	esource Name or #	(Assigned by re	ecorder)	3007 DALT	ON Avenue	
B1. Historic Name		occurso riamo e. "	(, too.goa 2)	000.00.)	0001 27.21		
B2. Common Nam							
B3. Original Use:	Residential		B4. Present U	lse: Re:	sidential		
B5. Architectural		1	2 1 1000 IK 0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Sidoritiai		
B6. Construction		tion date, alterations,	and date of alte	erations)			
1/24/1905: Buildin	• '	residence. Owner: W	.W. Powell. Arc	hitect: A. I		der: G.W. Bell. Cost: \$217	5.
B7. Moved? value of the second		nknown Date:	,	Original L	ocation:		
B9a. Architect: A	A. Dudlev		1	B9b. Build	er: <i>G.W. Be</i>	ell, Geylon L. Wade.	
B10. Significance	•	d and Horsecar Subu			0 0 20	, 00,.0	
Period of Si			operty Type		ial	Applicable Crite	eria A, C
	ice in terms of historicad and Horsecar Su			l by theme	, period, and	geographic scope. Also	address integrity.)
surrounded by area was prope streetcar lines	farmland and consi elled by the advent or ran along the perim	dered a great dista of the horsecar, ca eter of the tract on	nce from the o ble car, and la Adams Boule	city cente ater the e evard to th	er of Los An lectric car, one ne north, W	me of its subdivision in geles. Residential deve connecting it to downto estern Avenue to the w were improved with sing	elopment within the wn. By 1910, three rest and Jefferson
residential and the same distanthe adjoining an particularly evid	consist of rectangu nce creating wide fr lleys. Street featur dent along Hobart B	lar lots separated to ont yards. Behind es within the tract i doulevard. Comme	by rear alleywa I many of the I Include consis Prcial buildings	ays. The residence stent side s and mu	e residence es are garaç walks and p Iti-family ap	st. The parcels within a is are all set back from ges and ancillary buildin plantings. Large street partment buildings were ract's history, mostly du	the street at roughly ngs accessible from trees are eventually
B11. Additional Re	esource Attributes: (L	ist attributes and cod	des) HP	2. Single	family prope	rty	
LA City Permits, L	os Angeles Times, Sa	anborn Maps					
B13. Remarks:					N		
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coas Redondo Beach, CA	t Highway, Ste. 104	eservation Asso	ciates			
Date of Evaluation	*		4/21	1/2009			
	(This space reserved	for official comments	s.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3007 DALTON Avenue

Recorded by Laura Vanaskie Date 4/21/2009

#### **B10 Significance (Continued)**

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2620 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2620 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053028008 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; partial width porch with columns above a wood porch wall; wide boxed eaves with decorative rafters; cornice; double-hung single-light windows; metal security window bars (alteration); metal security door bars (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1905 P7. Owner Address: JEANMARIE, MARIA 2620 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Statu	is Code: 5	D3
	Resource Name	or # (Assigned by	recorder)	2620 HALLDALE A	VE	
B1. Historic Name						
B2. Common Nam		D4 Danson		at day that		
B3. Original Use:	Residential  Style: Victorian Vernacular Cott	B4. Present	Use: Re	sidential		
B5. Architectural B6. Construction		•	Iterations)			
No original permit	• •		,			
B7. Moved? ✓	✓ No 🗌 Yes 🗌 Unknown 🔻 Dat	e:	Original L	_ocation:		
B8. Related Featu	ures:					
B9a. Architect: L	Inknown		B9b. Build	der: <i>Unknown</i>		
B10. Significance	e: Theme: Railroad and Horsecar	Suburbs; Streetcar				
Period of Sig	gnificance: 1878-1948	Property Type	SINGLE		Applicable C	riteria A, C
	ce in terms of historical or architectur		d by theme	e, period, and geograp	ohic scope. Als	so address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streeto	ar Suburbs				
The Charles Vie	ctor Hall Tract is a good example	of an early street	tcar subur	b. At the time of its	s subdivision i	in 1887, the tract was
surrounded by	farmland and considered a great	distance from the	city cente	er of Los Angeles. I	Residential de	evelopment within the
	elled by the advent of the horseca ran along the perimeter of the trac					
	e south. By 1912, most of the page					
residences.	,			,		9
The tract was la	aid out on a rectangular grid of st	eets runnina nort	th-south a	nd east-west The	narcels with	in the tract are mostly
	consist of rectangular lots separa					
	nce creating wide front yards. Be					
	lleys. Street features within the t dent along Hobart Boulevard. Co					
	ng the perimeter streets of Weste					
B11. Additional Re	esource Attributes: (List attributes ar	d codes)				
B12. References:						
LA City Permits, L	os Angeles Times, Sanborn Maps					
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Dio. Remaiko.			1	N N		
				100		
B14. Evaluator:		PCR S	Services			
	233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401					
Date of Evaluatio	•	3/1	12/2009			
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2620 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2706 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2706 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053029002 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; porch stair railings (alteration); wide boxed eaves with decorative rafters; cornice; window awnings (alteration); single-light fixed windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1905 P7. Owner Address: HOUSTON, ARLESTER 2706 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Sta	tus Code:	5D3
	Resource Name or #	(Assigned by re	ecorder)	2706 HALLDALE	AVE	
B1. Historic Name						
B2. Common Nam		D4 D		-1-1		
B3. Original Use:	Residential    Style: Victorian Vernacular Cottage, F	B4. Present U	se: Re	sidential		
B5. Architectural B6. Construction	History: (Construction date, alterations,		erations)			
	porch, kitchen and sleeping porch, owner/a			Frost, for \$350		
B7. Moved?	✓ No 🗌 Yes 🗌 Unknown 💮 Date:	(	Original L	_ocation:		
B8. Related Feat	ures:					
B9a. Architect: U	Inknown	i	B9b. Build	der: <i>Unknown</i>		
B10. Significance						
Period of Signature		operty Type	SINGLE		Applicable	Criteria A, C
(Discuss importan	nce in terms of historical or architectural con	ntext as defined	by theme	e, period, and geog	raphic scope. A	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Su	uburbs				
The Charles Vi	ctor Hall Tract is a good example of ar	n early streetc	ar subur	h At the time of	its subdivisio	n in 1887 the tract was
	farmland and considered a great dista					
area was prope	elled by the advent of the horsecar, cal	ble car, and la	ter the e	lectric car, conne	ecting it to dov	vntown. By 1910, three
	ran along the perimeter of the tract on a ne south. By 1912, most of the parcels					
residences.	e south. By 1912, most of the parcers	s III lile Criarie	es victor	naii Traci were i	mprovea wiin	Single-laitilly
	aid out on a rectangular grid of streets					
	consist of rectangular lots separated but the creating wide front yards. Behind					
the adjoining al	lleys. Street features within the tract in	nclude consis	tent side	walks and plantii	ngs. Large s	treet trees are
	dent along Hobart Boulevard. Comme					
constructed aid	ong the perimeter streets of Western, A	luarris ariu Je	nerson i	ater in the tracts	riistory, mosti	y during the 1920s.
B11. Additional ReB12. References:	esource Attributes: (List attributes and cod	les)				
	.os Angeles Times, Sanborn Maps					
	oo migaloo minaa, aamaam mapa					
				A		
B13. Remarks:				NI		
				IN		
B14. Evaluator:	Amanda Kainer	PCR Se	rvices			
21112141441011	233 Wilshire Boulevard, Suite 130					
	Santa Monica, CA 90401					
Date of Evaluation	n:	3/12	/2009			
	(This space reserved for official comments	s.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2706 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

111011	IIGI		
рыр	Status	Codo	50

Other Listings **Review Code** Reviewer **Date** 2712 HALLDALE AVE Page 1 of 3 Resource Name or #: (Assigned by recorder) P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2712 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053029003 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; porch stair railings (alteration); bay windows; wide boxed eaves with exposed rafters; cornice; window and porch awnings (alteration); single-light double-hung windows; multi-light window (alteration); metal bar security door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric Both 1900 P7. Owner Address: MENJIVAR, JULIO C AND BLANCA L 2712 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the C Attachments: □ NONE ✓ Continuation Sheet ☐ District Record Rock Art Record Location Map ✓ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Archaeological Record ☐ Photograph Record Sketch Map Milling Station Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by re-	corder) 2712 HALLDALE AVE	
B1. Historic Name B2. Common Nam	ne		
	Residential B4. Present Us I Style: Victorian Vernacular Cottage, Hipped Roof History: (Construction date, alterations, and date of alterance J.B. Parks, owner/contractor F.M. Moffitt, for \$75		
B7. Moved? ✓ B8. Related Featu	<del></del>	riginal Location:	
•	e: Theme: Railroad and Horsecar Suburbs; Streetcar A	SINGLE Applicable	e <b>Criteria</b> <i>A, C</i> Also address integrity.)
surrounded by a area was prope streetcar lines r	ictor Hall Tract is a good example of an early streetca farmland and considered a great distance from the ci elled by the advent of the horsecar, cable car, and lat ran along the perimeter of the tract on Adams Boulev ne south. By 1912, most of the parcels in the Charles	ty center of Los Angeles. Residential er the electric car, connecting it to do ard to the north, Western Avenue to t	development within the wntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets running north- consist of rectangular lots separated by rear alleywa nce creating wide front yards. Behind many of the re lleys. Street features within the tract include consiste dent along Hobart Boulevard. Commercial buildings ong the perimeter streets of Western, Adams and Jeff	ys. The residences are all set back to esidences are garages and ancillary be ent sidewalks and plantings. Large so and multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR Serv 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	rices	
Date of Evaluatio	on: 3/12/2	2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2712 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		atus Code 3D3	
	Review Code	Reviewer	Da	te
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica and (P2b and P2c or P2d. Attach ab. USGS 7.5' Quad c. Address: 2716 d. UTM: (Give more than one for lae. Other Locational Data (e.g. Parce Oriented with the primary (west) ele	Date T  HALLDAL  arge and/or linear resources)  I #, directions to resource, eleva	a. Coun ; R ; E AVE City Zone tion, etc., as appropria	1/4 of 1/4 of Sec LOS ANGELES ; mE/ ate)	; <b>B.M.</b> Zip 90018 mN
P3 Description: (Describe resources One-story; rectangular plan; Victori wood-frame roof; wood stud-wall st railings (alteration); hip dormer; wio windows (alteration); metal bar sec	ructure; partial-width recesse le boxed eaves; cornice; bay	ed Roof single-fami ed porch with colum	ily residence; hip roof; pain ns above a stuccoed porci	boundaries) ited stucco siding; h wall; porch stair
P3b. Resource Attributes: (List attributes) P4. Resources Present:   Building	·	Site District	P5b Description of (View, date, acces West Elevation, Lie P6. Date Construction Prehistoric 1903  P7. Owner Addre	sion #)  kg E, Mar 2009  cted/Age and Sources:  Historic Both  ss:  I R AND CHERRY  AVE  A, CA 90018  and address)  evard, Suite 130  90401
			P10. Survey Type Intensive Level Su	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	<ul><li>☐ Continuation Sheet</li><li>☐ Building, Structure, and Obj.</li><li>☐ Archaeological Record</li></ul>	ect Record Line	ar Feature Record Artif	k Art Record act Record tograph Record

Page 2 of 3		NRHP Status Code:	5D3
1 agc 2 01 3	Resource Name or # (Assigned by r	ecorder) 2716 HALLDALE AVE	
B1. Historic Name B2. Common Nam B3. Original Use: B5. Architectural	re  **Residential**  B4. Present U	Jse: Residential	
	ner E. Averill, contractor F.M. Moffitt, for \$100	Crations)	
B7. Moved?  B8. Related Featu		Original Location:	
B9a. Architect: L	Inknown	B9b. Builder: <i>Unknown</i>	
B10. Significance			• • • • • •
	gnificance: 1878-1948 Property Type ce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	• • • • • • • • • • • • • • • • • • • •	e <b>Criteria</b> A, C Also address integrity.)
surrounded by a area was prope streetcar lines r	ctor Hall Tract is a good example of an early streeto farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and la fran along the perimeter of the tract on Adams Boule e south. By 1912, most of the parcels in the Charle	city center of Los Angeles. Residential ater the electric car, connecting it to do evard to the north, Western Avenue to t	development within the wntown. By 1910, three he west and Jefferson
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleyw nee creating wide front yards. Behind many of the leys. Street features within the tract include consistent along Hobart Boulevard. Commercial buildinging the perimeter streets of Western, Adams and Je	ays. The residences are all set back t residences are garages and ancillary b stent sidewalks and plantings. Large s s and multi-family apartment buildings	rom the street at roughly uildings accessible from treet trees are were eventually
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR Se 233 Wilshire Boulevard, Suite 130	ervices	
Date of Evaluatio	Santa Monica, CA 90401	2/2009	
	(This space reserved for official comments.)		
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2716 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2722 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2722 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053029005 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch; wide eaves; bay window; metal awnings (alteration); double-hung windows; fixed multi-light window; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: VALDEZ, ERICK M 2722 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3	
-	Resource Name or # (Assigned by recorder) 2722 HALLDALE AVE	
B1. Historic Name B2. Common Nan B3. Original Use: B5. Architectural B6. Construction No original permit	lame e: Residential B4. Present Use: Residential ral Style: Victorian Vernacular Cottage, Hipped Roof ion History: (Construction date, alterations, and date of alterations)	
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date: Original Location: eatures:	
B9a. Architect: U	Unknown B9b. Builder: Unknown	
B10. Significance		
•	Significance: 1878-1948 Property Type SINGLE Applicable Criteria A, C	
•	tance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integroad and Horsecar Suburbs; Streetcar Suburbs	ırity.)
surrounded by area was prope streetcar lines	Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the troy farmland and considered a great distance from the city center of Los Angeles. Residential development we pelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 19 as ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jef at the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family	ithin the 10, three
residential and the same dista- the adjoining a particularly evid	is laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street a stance creating wide front yards. Behind many of the residences are garages and ancillary buildings access a alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 192	t roughly ible from
B11. Additional Ro B12. References	Resource Attributes: (List attributes and codes) es:	
LA City Permits, L	s, Los Angeles Times, Sanborn Maps	
B13. Remarks:	N	
B14. Evaluator:	r: Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Septe Maning, CA, 20401	
Date of Evaluation	Santa Monica, CA 90401 Ition: 6/29/2009	
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2722 HALLDALE AVE

Recorded by Amanda Kainer Date 6/29/2009

#### **B10 Significance (Continued)**

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Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2802 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2802 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053029007 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; clapboard siding; woodframe roof; wood stud-wall structure; partial width recessed porch; wide eaves with exposed rafters; hip dormer with vent; bay window; double-hung windows; metal security bar windows and door (alteration); door flanked by fixed multi-light windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1902 P7. Owner Address: TRUJILLO, JOSE R 2802 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Status Code:	5D3
	Resource Name or	# (Assigned by r	recorder)	2802 HALLDALE AVE	
B1. Historic Name					
B2. Common Nam		D. D	. 5		
B3. Original Use:	Residential	B4. Present U	Jse: Re	sidential	
B5. Architectural B6. Construction			terations)		
No original permit	• '	is, and date or an	icrations)		
0 ,	ner McKinley, for \$50				
B7. Moved? ✓	✓ No ☐ Yes ☐ Unknown Date:		Original L	Location:	
B8. Related Featu			<b>g</b>		
B9a. Architect: U	Inknown		R9h Ruile	der: <i>Unknown</i>	
B10. Significance					
Period of Sig		*		E, DUPLEX, OR TWO Applicable	e Criteria A, C
	nce in terms of historical or architectural c			• • • • • • • • • • • • • • • • • • • •	
	ad and Horsecar Suburbs; Streetcar		•		• , ,
The Charles Vi	inter Hall Treat is a good example of	on oarly atroots		b At the time of its subdivinis	on in 1007 the treat was
	ictor Hall Tract is a good example of farmland and considered a great dis				
	elled by the advent of the horsecar, o				
	ran along the perimeter of the tract of				
Boulevard to th residences.	ne south. By 1912, most of the parc	els in the Charl	les Victor	Hall I ract were improved with	h single-tamily
residerices.					
	aid out on a rectangular grid of stree				
	consist of rectangular lots separated				
	nce creating wide front yards. Behii lleys. Street features within the trac				
particularly evid	dent along Hobart Boulevard. Comr	nercial building	is and mu	ılti-family apartment buildings	were eventually
constructed alo	ong the perimeter streets of Western,	Adams and Je	efferson la	ater in the tract's history, most	tly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and c	odes)			
B12. References:	=				
LA City Permits, L	os Angeles Times, Sanborn Maps				
				<b>A</b>	
B13. Remarks:					
				N	
B14. Evaluator:	Amanda Kainar	PCR Se	an ilaa	100	
D14. Evaluator:	233 Wilshire Blvd, Ste 130	PCR SE	ervices		
	Santa Monica, CA 90401				
Date of Evaluatio		6/29	9/2009		
	(This space reserved for official comme	nts.)			

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2802 HALLDALE AVE

Recorded by Amanda Kainer Date 6/29/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		ius coue 3D3	
	Review Code	Reviewer	Dat	e
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad c. Address: 2807 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with the primary (east) elections.	Date T  HALLDAL  arge and/or linear resources)  If #, directions to resource, eleva	a. County ; R ; E AVE City Zone tion, etc., as appropriat	1/4 of	; <b>B.M.</b> Zip 90018 mN
P3 Description: (Describe resources Two-story; rectangular plan; Americ stud-wall structure; partial-width rec rafter tails; front facing hip dormer; (alteration); metal security bar door	cessed front porch with colur bay windows; double hung s	residence; hip roof; nn above wood porci	wood clapboard siding; w h wall; wide overhanging e	boundaries) ood-frame roof; wood eaves with exposed
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Site District	Element of District Oth	er (Isolates, etc.)
			P5b Description of (View, date, access East Elevation, Lkg P6. Date Construct Prehistoric 1900 P7. Owner Address GALAVIZ,MARIA IL 2807 HALLDALE IL LOS ANGELES CA P8. Recorded by: (Name, affiliation, a Amanda Kainer PCR Services 233 Wilshire Boule Santa Monica, CA P9. Date Recorder P10. Survey Type: Intensive Level Suite	sion #) g W, Mar 2009 cted/Age and Sources:  Historic Both  ss: D AVE A, CA 90018  and address)  evard, Suite 130 90401 d: 3/12/2009 : (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Objo Archaeological Record	ect Record Linea	r Feature Record Artifa	k Art Record act Record tograph Record

Page 2 of 3		NRHP Status Code:	5D3
1 agc 2 01 0	Resource Name or # (Assigned by	recorder) 2807 HALLDALE AVE	
B1. Historic Name			
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present	Jse: Residential	
B5. Architectural			
B6. Construction	•	terations)	
No original permit 1908: Garage, ow	on file. rner Suna Madre, contractor C.A. Scovel, for \$50		
	☑ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Featu	ures:		
B9a. Architect: L		B9b. Builder: <i>Unknown</i>	
B10. Significance	·		- <b>O</b> ult - ul -
Period of Sig	gnificance: 1878-1948 Property Type ace in terms of historical or architectural context as defined		e Criteria A, C
•	nd and Horsecar Suburbs; Streetcar Suburbs	a by theme, period, and geographic scope.	Also address integrity.)
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good example of an early street farmland and considered a great distance from the falled by the advent of the horsecar, cable car, and l ran along the perimeter of the tract on Adams Bould be south. By 1912, most of the parcels in the Char	city center of Los Angeles. Residential ater the electric car, connecting it to do evard to the north, Western Avenue to	development within the wntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywince creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial buildinging the perimeter streets of Western, Adams and Jeng the perimeter streets of Western,	rays. The residences are all set back is residences are garages and ancillary be stent sidewalks and plantings. Large so and multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B11. Additional Re	esource Attributes: (List attributes and codes)		
	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 3/1	2/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2807 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		NKHF Status Code		
	Review Code	Reviewer _		Date	
b. USGS 7.5' Quad c. Address: 2813 d. UTM: (Give mode. Other Locational	Not for Publication Unres	T; R  HALLDALE AVE resources) Zone resource, elevation, etc., as	a. County  ; 1/4 of City LOS ANG ; appropriate)	1/4 of Sec ; ELES Zip mE/ mN	<b>B.M.</b> 90018
One-story; rectangul stud-wall structure; o	scribe resources and its major ele ar plan; Craftsman single-fam lecorative bargeboard; decora ows; single-light window with	nily residence; gable on hative pediment with dentil	ip roof; wood clap! Is and decorative b	erations, size, and boundari poard siding; wood-frame prackets; entry-stair railin	e roof; wood
P3b. Resource Attribu P4. Resources Preser	ates: (List attributes and codes) at: ☑ Building ☐ Structure	□ Object □ Site □ □		of District Other (Isolated)  P5b Description of Photo: (View, date, accession #)  East Elevation, Lkg W, Mar  P6. Date Constructed/Age  Prehistoric F His	2009 and Sources:
	2813			1905  P7. Owner Address: WHITAKER,ALFREDA 2813 HALLDALE AVE LOS ANGELES CA, CA 90  P8. Recorded by: (Name, affiliation, and addr Amanda Kainer PCR Services 233 Wilshire Boulevard, Su Santa Monica, CA 90401	ess)
			To a second	P9. Date Recorded: P10. Survey Type: (Desc Intensive Level Survey	2/12/2009 cribe)
P11. Report Citation:	(Cite survey report and other so	urces, or enter "none.")			
□ L □ S	IONE	ucture, and Object Record	☐ District Record ☐ Linear Feature ☐ Milling Station F		rd

Page 2 of 3						NRI	HP Status Code:	5D3	
Ü		Resource Na	ame or # (As	signed by re	corder)	2813 HALL	DALE AVE		
B1. Historic Name B2. Common Nan									
B3. Original Use:	Residentia		B4	1. Present Us	e: Res	sidential			
B5. Architectural B6. Construction No original permit	History: (C	aftsman onstruction date, a	llterations, and	d date of alte	rations)				
B7. Moved? B8. Related Feat	ີ No  ☐ Yes ures:	s 🗌 Unknown	Date:	o	riginal L	ocation:			
B9a. Architect: (	Jnknown			В	9b. Build	er: <i>Unknow</i>	'n		
B10. Significance	e: Theme:	Railroad and Hors	ecar Suburbs	; Streetcar A	rea 73	99.07890019	9		
Period of Si	•	1878-1948	•	, ,,	SINGLE			able Criteria A, C	
		historical or archite car Suburbs; Str			by theme	, period, and	l geographic scop	oe. Also address integrity.)	
surrounded by area was prope streetcar lines	farmland and elled by the a ran along the	d considered a gard dvent of the hors perimeter of the	reat distance secar, cable e tract on Ada	e from the cl car, and lat ams Boulev	ity cente er the ei ard to th	r of Los An ectric car, o e north, W	ngeles. Residen connecting it to l'estern Avenue	rision in 1887, the tract was atial development within the downtown. By 1910, three to the west and Jefferson with single-family	
residential and the same dista- the adjoining a particularly evid	consist of re nce creating lleys. Street dent along Ho	ctangular lots se wide front yards. features within to bart Boulevard.	parated by r Behind ma the tract inclu Commercia	ear alleywa any of the re ude consiste al buildings	ys. The esidence ent side and mu	e residence es are gara valks and p Iti-family ap	es are all set bac ges and ancillar plantings. Larg partment buildin	s within the tract are mostly ck from the street at roughly ry buildings accessible from ge street trees are ags were eventually nostly during the 1920s.	
B11. Additional Ro		utes: (List attribute	es and codes)						
		mes, Sanborn Map	os						
B13. Remarks:					2	N			
B14. Evaluator:		Boulevard, Suite 1	30	PCR Sen	vices				
Date of Evaluation		., 671 00 70 7		2/12/	2009				
	(This space re	eserved for official	comments.)						

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2813 HALLDALE AVE

Recorded by Amanda Kainer Date 2/12/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2822 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2822 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053029011 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; clapboard siding; woodframe roof; wood stud-wall structure; partial width recessed porch infilled (alteration); wide eaves with exposed rafters; dormer; bay window; double-hung windows; concrete stairs to entrance (alteration); metal security bar windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1903 P7. Owner Address: HSBC BANK USA TR 7485 NEW HORIZON WY FREDERICK MD, CA 21703 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
1 agc 2 01 0	Resource Name or # (Assigned by r	ecorder) 2822 HALLDALE AVE	
B1. Historic Name B2. Common Nam B3. Original Use:	e:		
B5. Architectural B6. Construction No original permit	I Style: Victorian Vernacular Cottage, Hipped Roof n History: (Construction date, alterations, and date of alt		
B7. Moved? Seattle B8. Related Feat	— — — —	Original Location:	
B9a. Architect: (		B9b. Builder: Unknown	
B10. Significance Period of Significance	•		le Criteria A, C
	nce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	d by theme, period, and geographic scope.	Also address integrity.)
surrounded by area was prope streetcar lines	ictor Hall Tract is a good example of an early streetor farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and large ran along the perimeter of the tract on Adams Boulene south. By 1912, most of the parcels in the Charles	city center of Los Angeles. Residentia ater the electric car, connecting it to d evard to the north, Western Avenue to	al development within the owntown. By 1910, three the west and Jefferson
residential and the same distanthe adjoining an particularly evid	laid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywence creating wide front yards. Behind many of the Illeys. Street features within the tract include consistent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Jen	rays. The residences are all set back residences are garages and ancillary stent sidewalks and plantings. Large s and multi-family apartment buildings	from the street at roughly buildings accessible from street trees are s were eventually
B12. References			
LA City Permits, L	Los Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	233 Wilshire Blvd, Ste 130	ervices	
Date of Evaluation	Santa Monica, CA 90401 on: 6/29	9/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2822 HALLDALE AVE

Recorded by Amanda Kainer Date 6/29/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2912 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2912 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053030003 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; clapboard and shingle siding; woodframe roof; wood stud-wall structure; partial-width recessed porch with square columns; wide boxed eaves with exposed rafters; awning (alteration); bay window; multi-light above single-light double-hung windows; metal bar security windows (alteration); flat panel door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1902 P7. Owner Address: TAVE.GLORIA M 0 P O BOX 2752 INGLEWOOD CA, CA 90305 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Status	s Code: 5D3	}
Ū	Resource	e Name or # (Ass	igned by recorder)	2912 HALLDALE AV	Æ	
B1. Historic Name B2. Common Nam B3. Original Use: <b>B5. Architectural</b> <b>B6. Construction</b> <i>No original permit</i>	ne Residential Style: Transitional Cra History: (Construction da			esidential		
B7. Moved? Selected Feat	☑ No ☐ Yes ☐ Unknow ures:	n Date:	Original	Location:		
B9a. Architect: U	Inknown		Rah Rui	lder: <i>Unknown</i>		
B10. Significance		Horsecar Suburbs; S				
Period of Si		•	ty Type FOUR		Applicable Crit	eria A, C
(Discuss importan	ce in terms of historical or a	rchitectural context	as defined by them	e, period, and geograp	hic scope. Also	address integrity.)
Theme: Railroa	nd and Horsecar Suburbs	; Streetcar Suburt	os			
area was prope streetcar lines i Boulevard to th residences.	farmland and considered elled by the advent of the ran along the perimeter o e south. By 1912, most	horsecar, cable confithe tract on Adai of the parcels in to	ar, and later the ms Boulevard to he Charles Victo	electric car, connecti the north, Western A r Hall Tract were imp	ing it to downto Evenue to the voroved with sing	own. By 1910, three west and Jefferson gle-family
residential and the same distanthe adjoining an particularly evid	aid out on a rectangular of consist of rectangular lot once creating wide front yalleys. Street features with dent along Hobart Bouleying the perimeter streets	s separated by rea ards. Behind mar hin the tract includ ard. Commercial	ar alleyways. Ta ny of the residen de consistent sid I buildings and m	he residences are all ces are garages and ewalks and plantings ulti-family apartment	set back from ancillary buildi Large stree buildings were	the street at roughly ings accessible from t trees are e eventually
B11. Additional Re B12. References:	esource Attributes: (List att	ributes and codes)				
LA City Permits, L	os Angeles Times, Sanborn	Maps				
B13. Remarks:				N		
B14. Evaluator:	Amanda Kainer 233 Wilshire Boulevard, Su Santa Monica, CA 90401	ite 130	PCR Services			
Date of Evaluation	·		3/12/2009			
	(This space reserved for of	icial comments.)				
1						

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2912 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

		Other Listings	NKI	HP Status	Code 5D3			
		Review Code	Reviewer			Date		_
Page 1 of 3 P1. Other Identi		Resource Name or #: (Ass	signed by recorder)	2	932 HALLDALE	4 <i>VE</i>		
P2. Location:	☐ Not for Publica			County				
and (P2b and b. USGS 7.5		a Location Map as necessar  Date		; 1/4	of 1/4 of	Soc :		B.M.
c. Address:	• • • • • • • • • • • • • • • • • • • •		ALE AVE	•	S ANGELES	Zip	90018	D.IVI.
		arge and/or linear resources)		;	mE/	mN		
e. Other Loca	ational Data (e.g. Parc	el #, directions to resource, ele	evation, etc., as app	ropriate)				
Oriented with	the primary (west) ele	evation facing west. Located o	n the east side of F	Halldale Av	renue.			
wall structure;	tangular plan; Crafts partial-width recess	es and its major elements. Inclesman single-family residence ed porch with square colunt-light fixed windows; single	ce; hip on gable r	oof; clapb d porch w	on, alterations, size coard siding; wo wall; decorative v	e, and boundar od-frame roof; rerge board; w	wood stu	
P3b. Resources	Attributes: (List attrib	, ,	Site Distri	ct Ele	(View, date West Eleva	Other (Isolation of Photo: , accession #) tion, Lkg E, Maionstructed/Age istoric His	<i>r</i> 2009 e and Soul	<b>rces:</b> ]Both
					<b>P7. Owner</b> BENSON,J 2932 HALL	Address: ON AND JUDIT DALE AVE ELES CA, CA 90		
					P8. Record	led by:		
						iation, and add	ess)	
	111111111111111111111111111111111111111		THE WITH THE	1/4	Amanda Ka PCR Servio			
						e Boulevard, Su	uite 130	
						ca, CA 90401		
					P9. Date R P10. Surve Intensive L		3/12/2 cribe)	2009
P11. Report Cita	ation: (Cite survey re	eport and other sources, or ent	er "none.")					
Attachments:	NONE Location Map Sketch Map Other: (List)	☐ Continuation Sheet ☐ Building, Structure, and C ☐ Archaeological Record	Object Record	i	eature Record [ tation Record [	Rock Art Reco	ord	

Page 2 of 3		NRHP Status Code:	5D3
rage 2 or 5	Resource Name or # (Assigned by re	ecorder) 2932 HALLDALE AVE	
B1. Historic Name	s:	,	
B3. Original Use: B5. Architectural B6. Construction	Residential B4. Present U Style: Classical Revival	erations)	
B7. Moved? v B8. Related Featu		Original Location:	
	e: Theme: Railroad and Horsecar Suburbs; Streetcar	SINGLE Applicable	<b>Criteria</b> <i>A, C</i> Also address integrity.)
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good example of an early streetc farmland and considered a great distance from the c elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Boule he south. By 1912, most of the parcels in the Charle	city center of Los Angeles. Residential of ter the electric car, connecting it to down vard to the north, Western Avenue to the	development within the vntown. By 1910, three ne west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywance creating wide front yards. Behind many of the lilleys. Street features within the tract include consistent along Hobart Boulevard. Commercial buildingsing the perimeter streets of Western, Adams and Jenny the Rectangles of Western, Adams and Meny the Rectangles of Western and Meny the Rectang	ays. The residences are all set back fr residences are garages and ancillary but tent sidewalks and plantings. Large st s and multi-family apartment buildings v	om the street at roughly uildings accessible from treet trees are vere eventually
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR Se 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	rvices	
Date of Evaluatio	on: 3/12	/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2932 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2934 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2934 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053030008 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood studwall structure; partial-width recessed porch with square columns above a wood porch wall; gable end half-timbered; decorative board with dentils; decorative verge board; wide eaves with exposed rafters; multi-light fixed windows; single-light double-hung windows; multi-light transom above single-light window; metal bar security door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: ODOM, VERONICA 2934 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3						
1 age 2 or 0	Resource Name or # (Assigned by recorder) 2934 HALLDALE AVE						
B1. Historic Name B2. Common Nam B3. Original Use: B5. Architectural B6. Construction No original permit	Residential  Style: Craftsman  History: (Construction date, alterations, and date of alterations)						
B7. Moved? v	☑ No ☐ Yes ☐ Unknown Date: Original Location: ures:						
	e: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.78254987						
surrounded by a area was prope streetcar lines r	The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.						
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly not creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from leys. Street features within the tract include consistent sidewalks and plantings. Large street trees are dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually and the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.						
B12. References:							
LA City Permits, L	os Angeles Times, Sanborn Maps						
B13. Remarks:	N						
B14. Evaluator:	Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401						
Date of Evaluatio	n: 3/12/2009						
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2934 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

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### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2937 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2937 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue. Parcel No. 5053025029 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with columns above wood porch wall; front facing hip dormer; dormer vent; double hung multi-light windows, fixed multi-light window with transom window above. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1905 P7. Owner Address: LOPEZ, WILMER N AND TELMA J A 2937 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
Ū	Resource Name or # (Assigned by reco	order) 2937 HALLDALE AVE	
B1. Historic Name B2. Common Nan B3. Original Use: B5. Architectural B6. Construction No original permit	e: Residential B4. Present Use  al Style: Victorian Vernacular Cottage, Hipped Roof  on History: (Construction date, alterations, and date of altera		
B7. Moved?		iginal Location:	
B9a. Architect: U	Unknown	b. Builder: <i>Unknown</i>	
B10. Significance			
•			Criteria A, C
•	ance in terms of historical or architectural context as defined by pad and Horsecar Suburbs; Streetcar Suburbs	theme, period, and geographic scope.	Also address integrity.)
surrounded by area was prope streetcar lines a Boulevard to the residences.	Victor Hall Tract is a good example of an early streetcar y farmland and considered a great distance from the city pelled by the advent of the horsecar, cable car, and later is ran along the perimeter of the tract on Adams Bouleva the south. By 1912, most of the parcels in the Charles	y center of Los Angeles. Residential r the electric car, connecting it to do ard to the north, Western Avenue to a Victor Hall Tract were improved with	development within the wntown. By 1910, three the west and Jefferson a single-family
residential and the same dista- the adjoining a particularly evid	laid out on a rectangular grid of streets running north-sold consist of rectangular lots separated by rear alleyways ance creating wide front yards. Behind many of the resalleys. Street features within the tract include consister vident along Hobart Boulevard. Commercial buildings a long the perimeter streets of Western, Adams and Jeffe	s. The residences are all set back to sidences are garages and ancillary but sidewalks and plantings. Large so and multi-family apartment buildings.	rom the street at roughly uildings accessible from treet trees are were eventually
B11. Additional Ro B12. References	Resource Attributes: (List attributes and codes) s:		
LA City Permits, L	Los Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR Servio 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	ces	
Date of Evaluation		009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2937 HALLDALE AVE

Recorded by Amanda Kainer Date 3/11/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

### **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP Status	Code 5D3	
	Review Code	Reviewer	Da	ate
Page 1 of 3 P1. Other Identifier: P2. Location: Not for Public and (P2b and P2c or P2d. Attach		ed by recorder) 29	942 HALLDALE AVE	
b. USGS 7.5' Quad c. Address: 2942 d. UTM: (Give more than one for le. Other Locational Data (e.g. Parc Oriented with the primary (west) ele	Date T  HALLDAL large and/or linear resources) Z el #, directions to resource, elevate	Zone ; ion, etc., as appropriate)	ANGELES mE/	; <b>B.M.</b> Zip 90018 mN
P3 Description: (Describe resource One-story; rectangular plan; Victor wood-frame roof; wood stud-wall s (alteration); wide boxed eaves; sindoor (alteration).	structure; partial-width recesse	ed Roof single-family res ed porch with columns al	sidence; gable on hip bove a wood porch w	d boundaries) o roof; clapboard siding; vall; porch stair railing
P3b. Resource Attributes: (List attributes) P4. Resources Present: ✓ Buildin	outes and codes) g Structure Object S	Site □ District □ Eler	P5b Description o (View, date, acces West Elevation, L	ssion #) kg E, Mar 2009 ucted/Age and Sources:
			1903  P7. Owner Addre  ORTIZ INVESTM.  250 E ROWLAND  COVINA CA, CA:  P8. Recorded by	ess: IENTS INC D ST 91723
	Lelio II		(Name, affiliation, Amanda Kainer PCR Services 233 Wilshire Boul Santa Monica, CA P9. Date Recorde	levard, Suite 130 A 90401
P11. Report Citation: (Cite survey re	eport and other sources, or enter	'none.")	P10. Survey Type Intensive Level St	
Attachments: NONE Location Map Sketch Map	☐ Continuation Sheet ☐ Building, Structure, and Obje ☐ Archaeological Record	☐ District Re	ature Record	ck Art Record ifact Record otograph Record

Page 2 of 3		NRHP Status Code: 5D3	
rage 2 or 5	Resource Name or # (Assigned by re	ecorder) 2942 HALLDALE AVE	
B1. Historic Name B2. Common Nam B3. Original Use: <b>B5. Architectural</b>	e: ne <i>Residential</i> B4. Present U		
<b>B6. Construction</b> No original permit	History: (Construction date, alterations, and date of alter	rations)	
B7. Moved? ■ B8. Related Feat		Original Location:	
B9a. Architect: L		39b. Builder: <i>Unknown</i> <b>Area</b> 7400.031	
•	3	THREE UNITS Applicable Criteria A, C by theme, period, and geographic scope. Also address integrity.)	
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the celled by the advent of the horsecar, cable car, and la	ar suburb. At the time of its subdivision in 1887, the tract wa bity center of Los Angeles. Residential development within th ter the electric car, connecting it to downtown. By 1910, thr vard to the north, Western Avenue to the west and Jefferson as Victor Hall Tract were improved with single-family	ne ree
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear alleywance creating wide front yards. Behind many of the Illeys. Street features within the tract include consisdent along Hobart Boulevard. Commercial buildings	south and east-west. The parcels within the tract are most ays. The residences are all set back from the street at rough esidences are garages and ancillary buildings accessible frow tent sidewalks and plantings. Large street trees are and multi-family apartment buildings were eventually ferson later in the tract's history, mostly during the 1920s.	hly
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR Se. 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	vices	
Date of Evaluatio	on: 3/12	/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2942 HALLDALE AVE

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2946 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2946 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053030010 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial width recessed porch infilled (alteration); porch gable with vent, horizontal wood band with dentils, and verge boards; multi-pane vertical slider windows (alteration); concrete stairs to entrance (alteration). P3b. Resource Attributes: (List attributes and codes) ☐ District ☐ Element of District P4. Resources Present: ✓ Building Structure Object Site Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1900 P7. Owner Address: NIETO, WILFREDO H 2946 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Status Code:	5D3
	Resource Name or	# (Assigned by	recorder)	2946 HALLDALE AVE	
B1. Historic Name	:				
B2. Common Nam	ne				
B3. Original Use:	Residential	B4. Present l	Jse: Re	sidential	
B5. Architectural	•				
	<b>History:</b> (Construction date, alteration		terations)		
1900: 6-room resid	dence, owner J.J. Hasller/architect/cont	ractor, for \$1,800			
	∕ No		Original L	-ocation:	
B8. Related Featu	ures:				
B9a. Architect: J	l.J. Hasller		B9b. Build	ler: J.J. Hasller	
B10. Significance	e: Theme: Railroad and Horsecar S	uburbs; Streetcar	Area 74	100.031	
Period of Sig				, DUPLEX, OR TWO Applicable	·
	ce in terms of historical or architectural		d by theme	e, period, and geographic scope.	Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetca	Suburbs			
The Charles Vid	ctor Hall Tract is a good example o	f an early street	car suburi	b. At the time of its subdivision	on in 1887, the tract was
	farmland and considered a great di				
	elled by the advent of the horsecar,				
	ran along the perimeter of the tract				
residences.	e south. By 1912, most of the par	ceis in the Char	ies victor	Hali Tract were improved with	n singie-īamily
residences.					
	aid out on a rectangular grid of stre				
	consist of rectangular lots separate				
	nce creating wide front yards. Beh lleys. Street features within the tra				
	dent along Hobart Boulevard. Com				
	ng the perimeter streets of Western				
R11 Additional Re	esource Attributes: (List attributes and	codes)			
B12. References:		coucs)			
LA City Permits, L	os Angeles Times, Sanborn Maps				
B13. Remarks:			*	NI P	
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B14. Evaluator:	Amanda Kainer	PCR Se	ervices		
Di ii Ziaiaaioi.	233 Wilshire Blvd, Ste 130	, 5, , 5,			
	Santa Monica, CA 90401				
Date of Evaluatio	n:	6/2	9/2009		
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2946 HALLDALE AVE

Recorded by Amanda Kainer Date 6/29/2009

#### **B10 Significance (Continued)**

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NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2951 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2951 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue. Parcel No. 5053025032 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch; gable vents; multi-light double-hung and fixed windows; wood panel door with oval window (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1905 P7. Owner Address: BARILLAS, HECTOR AND ROMANA 2953 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3		
1 ago 2 0. 0	Resource Name or # (Assigned by red	corder) 2951 HALLDALE AVE			
B1. Historic Name B2. Common Nam B3. Original Use: B5. Architectural B6. Construction No original permit	Residential  Style: American 4-Square  h History: (Construction date, alterations, and date of alter				
B7. Moved? ✓ B8. Related Featu		riginal Location:			
	e: Theme: Railroad and Horsecar Suburbs; Streetcar A	OOUBLE, DUPLEX, OR TWO Applicable			
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.					
residential and the same distar the adjoining al particularly evic	laid out on a rectangular grid of streets running north-strends of rectangular lots separated by rear alleyway nce creating wide front yards. Behind many of the relleys. Street features within the tract include consisted dent along Hobart Boulevard. Commercial buildings ong the perimeter streets of Western, Adams and Jeff	rs. The residences are all set back to sidences are garages and ancillary b ent sidewalks and plantings. Large s and multi-family apartment buildings	from the street at roughly puildings accessible from street trees are were eventually		
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Recorded by Amanda Kainer Date 3/11/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

### PRIMARY RECORD

Primary # HRI# Trinomial

	Other Lietings	NRHP Status Cod	e 5D3	
	Other Listings Review Code	Reviewer		Date
	INEVIEW COUR			
Page 1 of 3	Resource Name or #: (Assign	ed by recorder) 2952	HALLDALE AVE	
P1. Other Identifier:				
P2. Location:	tion Unrestricted	a. County		
and (P2b and P2c or P2d. Attach a	a Location Map as necessary.)			
b. USGS 7.5' Quad	Date T	; R ; 1/4 of	1/4 of Sec	; B.M.
c. Address: 2952	HALLDAL	EAVE City LOS AN	GELES	Zip 90018
d. UTM: (Give more than one for la	arge and/or linear resources)	Zone ;	mE/	mN
e. Other Locational Data (e.g. Parce	I #, directions to resource, eleva	tion, etc., as appropriate)		
Oriented with the primary (west) ele	vation facing west. Located on t	he east side of Halldale Avenue		
	-			
			Parcel	No. 5053030011
P3 Description: (Describe resources	and its major elements. Include	e design, materials, condition, a	terations, size, a	ind boundaries)
One-story; rectangular plan; Victori		-		
siding; wood-frame roof; wood stud				
window; multi-light fixed window (a				
(alteration).	,, egg	(,,		
,				
P3b. Resource Attributes: (List attribu	ites and codes)			
<u>`</u>			, D	01 (1 1
P4. Resources Present:  Building	Structure Object	Site District Element	of District	Other (Isolates, etc.)
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	TANK THE PROPERTY OF THE PROPE	WIND TO SERVICE THE SERVICE TH	West Elevation	, Lkg E, Mar 2009
			P6. Date Cons	tructed/Age and Sources:
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			1905	
		N/	P7. Owner Add	
			FAIRLEY,RON	ALD J
	THE PROPERTY HAVE		2952 HALLDA	LE AVE
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ALAK		CONTRACTOR OF THE	P8. Recorded	bv:
				on, and address)
			Amanda Kaine	•
	THE PROPERTY OF THE PARTY OF TH	A LANGUAGE CONTRACTOR OF THE PARTY OF THE PA	PCR Services	
Mar Word Market	THE STATE OF THE S			oulevard, Suite 130
BELL BARREST HILL				
			Santa Monica,	CA 90401
			P9. Date Reco	rded: 3/12/2009
			P10. Survey Ty	ype: (Describe)
2952	The state of the s		Intensive Level	Survey
		大学 大		
P11. Report Citation: (Cite survey report and other sources, or enter "none.")				
P11. Report Citation: (Cite survey report and other sources, or enter "none.")				
			_	
Attachments: NONE	Continuation Sheet	District Record		Rock Art Record
Location Map	☐ Building, Structure, and Obje	ect Record 🔲 Linear Feature	e Record $\Box$ A	Artifact Record
☐ Sketch Map	Archaeological Record	☐ Milling Station		Photograph Record
Other: (List)				

Page 2 of 3		NRHP Status Code:	5D3
1 age 2 or 0	Resource Name or # (Assigned by	recorder) 2952 HALLDALE AVE	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present	Jse: Residential	
B5. Architectural	Style: Victorian Vernacular Cottage, Hipped Roof		
<b>B6. Construction</b>	History: (Construction date, alterations, and date of al	terations)	
0 /	vner/architect/contractor J.J. Fastler, for \$1,800		
1911: Add 2 dorm	ers, owner J.D. Melaher, architect/contactor J.D. Melaher	r, for \$300	
B7. Moved? v B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: ures:	Original Location:	
B9a. Architect: J		B9b. Builder: J.J. Fastler	
B10. Significance			
Period of Sig			e Criteria A, C
	ice in terms of historical or architectural context as define and and Horsecar Suburbs; Streetcar Suburbs	d by theme, period, and geographic scope.	Also address integrity.)
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good example of an early street farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and l ran along the perimeter of the tract on Adams Boul e south. By 1912, most of the parcels in the Char	city center of Los Angeles. Residential ater the electric car, connecting it to do evard to the north, Western Avenue to t	development within the wntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets running nort consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial buildinging the perimeter streets of Western, Adams and Jeng the	rays. The residences are all set back to residences are garages and ancillary be stent sidewalks and plantings. Large so so and multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 3/1	2/2009	
	(This space reserved for official comments.)		
1			

Primary # HRI# **Trinomial** 

Page 3 of 3 2952 HALLDALE AVE Resource Name or # (Assigned by recorder)

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears. Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

### PRIMARY RECORD

Primary # HRI# Trinomial

	Other Listings	NRHP Status C		
		Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign		7 HALLDALE AVE	
P2. Location:	tion Unrestricted	a. County		
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)			
b. USGS 7.5' Quad	Date T	; R ; 1/4 of		,
c. Address: 2957	HALLDAL	- ,		Zip 90018
<ul><li>d. UTM: (Give more than one for la</li><li>e. Other Locational Data (e.g. Parce</li></ul>	,	Zone ;	mE/	mN
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chemica mar are primary (easily eres	and racing caca _coate or a			
			Parcel	No. 5053025030
P3 Description: (Describe resources	and its major elements. Include	e design, materials, condition	, alterations, size, a	nd boundaries)
Two-story; rectangular plan; Transi second floor wood shingles; wood-with boxed columns and dentils und (alteration); metal security bar wind	frame roof; wood stud-wall st derneath shed roof; double-h	ructure; front facing gable	dormer; recessed	d partial-width front porch
DOL D. Ave H. A. (Unit official)	d d d )			
P3b. Resource Attributes: (List attribu				
P4. Resources Present:  Building	Structure Object	Site District Elem	ent of District (	Other (Isolates, etc.)
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	A. H.		P5b Description (View, date, acc	
			•	Lkg W, Mar 2009
				tructed/Age and Sources:
	A Maria		Prehistor	
			1904	ic Entistance Education
			P7. Owner Add	Iross:
			GRIFFITH, JOS	
			0 P O BOX 307	
			LLANO CA, CA	
No.	AND THE RESERVE OF THE PARTY OF		P8. Recorded b	by:
A Tu	North Transfer International		(Name, affiliatio	
			Amanda Kainer	
		(部件計算)[1][1]	PCR Services	
Cast against				oulevard, Suite 130
			Santa Monica, (	CA 90401
			P9. Date Recor	rded: 3/11/2009
			P10. Survey Ty	
Caddouge and desired the same of the same		202	Intensive Level	Survey
P11. Report Citation: (Cite survey re	port and other sources, or enter	'none.")		
Attachments: NONE	Continuation Sheet	☐ District Rec		Rock Art Record
Location Map	Building, Structure, and Obje			Artifact Record
☐ Sketch Map	Archaeological Record		on Record L P	Photograph Record

Page 2 of 3									NR	HP Statu	us Code:	5D3		
		R	esource N	ame or #	(Assig	gned by	recorder	) 29	57 HALL	LDALE A	VE			
B1. Historic Name	<b>)</b> :													
B2. Common Nam	ne													
B3. Original Use:	Residen	tial			B4. F	resent	Use: F	Reside	ntial					
B5. Architectural	Style:	Transition	al Craftsm	nan										
<b>B6. Construction</b>	History:	(Construc	tion date,	alterations	, and d	ate of a	Iterations	)						
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B9a. Architect: L	Jnknown						B9b. Bu	ilder:	Unknov	wn				
B10. Significance	e: Theme:	Railroa	d and Hor	secar Subi	urbs; S	treetcar	Area	7093.4	4471509	9				
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(Discuss importan	ice in terms	of historic	al or archi	tectural co	ntext as	s define	d by ther	ne, pe	riod, and	d geogra	phic scope	. Also a	ddress integrity	.)
Theme: Railroa	ad and Hor	secar Su	burbs; St	reetcar S	uburb	S								
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The tract was la residential and the same distanthe adjoining al particularly evid constructed alo	consist of nce creatin lleys. Stre dent along	rectangu ng wide fr eet featur Hobart E	lar lots se ont yards es within Boulevard	eparated in s. Behind the tract . Comm	by rea d many include ercial i	r alleyv y of the e consi building	vays. T resider istent sid gs and n	The re aces a dewall nulti-fa	sidence are gara ks and amily a	es are a ages and planting partmen	ll set baci d ancillary is. Large nt building	k from to buildin street s were	he street at ro gs accessible trees are eventually	ughly from
B11. Additional Re		ibutes: (i	_ist attribu	tes and co	des)									
LA City Permits, L	.os Angeles	Times, Sa	anborn Ma	ps										
B13. Remarks:								4	N					
B14. Evaluator:				400		PCR S	ervices							
	233 Wilshii Santa Mon		,	130										
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2957 HALLDALE AVE

Recorded by Amanda Kainer Date 3/11/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

#### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3006 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 3006 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053031002 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial width recessed porch infilled (alteration); porch gable with vent and window, horizontal wood band with dentils, and verge boards; bay window; double-hung window flanked by multi-light double-hung windows; wood panel door with an oval window. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 2008 P7. Owner Address: AGUILAR, SOCORRO C 3006 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP State	us Code:	5D3
	Resource Name or #	(Assigned by r	ecorder)	3006 HALLDALE A	VE	
B1. Historic Name	<b>:</b> :					
B2. Common Nam						
B3. Original Use:	Residential	B4. Present U	Jse: Res	sidential		
B5. Architectural	•	• •				
	History: (Construction date, alterations om cottage, owner C.L. Ostberg, contract	•	,			
	age (add to present garage 12'x14'), owne					
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B7. Moved? <b>№</b> B8. Related Featu	✓ No U Yes Unknown Date:		Original L	.ocation:		
Do. Relateu reatt	ures.					
B9a. Architect: L	Inknown		B9b. Build	der: O.L. Adams		
B10. Significance		ourbs; Streetcar	Area 74	900.027		
Period of Sig	_	Property Type			• •	Criteria A, C
	ace in terms of historical or architectural co		I by theme	, period, and geogra	phic scope. A	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar S	Suburbs				
The Charles Vio	ctor Hall Tract is a good example of a	an early streeto	ar suburl	b. At the time of it	s subdivisior	n in 1887, the tract was
	farmland and considered a great dist					
	elled by the advent of the horsecar, c					
	ran along the perimeter of the tract or ne south. By 1912, most of the parce					
residences.	e south. By 1912, most of the parce	is in the Chan	es vicioi	Tiali Tiaci were iii	iproved with	Sirigi <del>e-</del> rarriily
	aid out on a rectangular grid of street					
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	lleys. Street features within the tract					
particularly evid	dent along Hobart Boulevard. Comn	nercial building	s and mu	ılti-family apartmer	nt buildings v	vere eventually
constructed alo	ong the perimeter streets of Western,	Adams and Je	fferson la	ater in the tract's h	istory, mostl	y during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and co	odes)				
B12. References:		,				
LA City Permits, L	os Angeles Times, Sanborn Maps					
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B13. Remarks:			- 4	N		
				13		
B14. Evaluator:	Amanda Kainer	PCR Se	ervices			
	233 Wilshire Blvd, Ste 130					
	Santa Monica, CA 90401					
Date of Evaluatio	n:	6/2	9/2009			
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3006 HALLDALE AVE

Recorded by Amanda Kainer Date 6/29/2009

#### **B10 Significance (Continued)**

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Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles

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

#### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Date 3016 HALLDALE AVE Page 1 of 3 Resource Name or #: (Assigned by recorder) P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 3016 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053031004 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood studwall structure; partial-width recessed porch with square columns above a wood porch wall; decorative verge board; vent; wide eaves with exposed rafters; half-timbered gable; metal awning (alteration); multi-light gable windows; single-light fixed windows; metal bar security door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: PEREZ, FILIBERTO 3016 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/16/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Dogo 2 of 2	NRHP Status Code: 5D3
Page 2 of 3	Resource Name or # (Assigned by recorder) 3016 HALLDALE AVE
DA III A A N	
B1. Historic Name	
B2. Common Nam	Residential B4. Present Use: Residential
B3. Original Use:	
B5. Architectural	History: (Construction date, alterations, and date of alterations)
	ttage, owner W.N. Boioan, contractor W.N. Boioan, for \$1,500
	age, owner Mrs. Maude H Brenton, contractor Frank D Murray, for \$250
	No Yes Unknown Date: Original Location:
B8. Related Featu	ures:
B9a. Architect: U	Jnknown B9b. Builder: W.N. Boioan
B10. Significance	
Period of Sig	
(Discuss important	ce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
	nd and Horsecar Suburbs; Streetcar Suburbs
	ctor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was
	farmland and considered a great distance from the city center of Los Angeles. Residential development within the Elled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three
	ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson
	e south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residences.	
The tract was la	aid out an a rectangular grid of streets running porth south and east west. The parcels within the tract are mostly
	aid out on a rectangular grid of streets running north-south and east-west.   The parcels within the tract are mostly consist of rectangular lots separated by rear alleyways.   The residences are all set back from the street at roughly
	nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from
the adjoining all	lleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are
	dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually
constructed alo	ng the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)
B12. References:	
LA City Permits, L	os Angeles Times, Sanborn Maps
B13. Remarks:	
B14. Evaluator:	Amanda Kainer PCR Services
	233 Wilshire Boulevard, Suite 130
	Santa Monica, CA 90401
Date of Evaluatio	
	(This space reserved for official comments.)
	(This space reserved for official confinients.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3016 HALLDALE AVE

Recorded by Amanda Kainer Date 3/16/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation

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

#### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3017 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3017 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; side gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wide eaves with exposed rafters; partial width recessed porch; hip roof dormer; vertical slider windows (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1906 P7. Owner Address: HERNANDEZ, FRANCISCO AND HE 3017 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP Status	s Code:	5D3
		Resource Name or #	(Assigned by red	corder) 30	017 HALLDALE AV	/E	
B1. Historic Name B2. Common Nan B3. Original Use: <b>B5. Architectura</b>	ne Residential	ional Craftsman	B4. Present Us	e: Reside	ential		
B6. Construction	History: (Consti	ruction date, alterations, & Ross, contractor L Cla		ations)			
B7. Moved? N	✓ No ☐ Yes ☐ ures:	Unknown Date:	o	riginal Loc	ation:		
B9a. Architect: U				9b. Builder:			
B10. Significance Period of Si		oad and Horsecar Subu '8-1948 <b>P</b> ı	-	r <b>ea</b> 7100. THREE UNI		Applicable	Criteria A, C
		rical or architectural cor Suburbs; Streetcar Si	ntext as defined b	y theme, po	eriod, and geograp		
surrounded by area was prope streetcar lines	farmland and cor elled by the adver ran along the per	nsidered a great dista nt of the horsecar, ca	nce from the ci ble car, and late Adams Boulev	ty center of er the elec ard to the	of Los Angeles. R etric car, connecti north, Western A	Residential ( ing it to dov Avenue to tl	n in 1887, the tract was development within the vntown. By 1910, three he west and Jefferson single-family
residential and the same dista- the adjoining a particularly evid	consist of rectan nce creating wide lleys. Street fead dent along Hobar	gular lots separated l	by rear alleyway I many of the re include consiste ercial buildings	vs. The residences and sidewa and multi-	esidences are all are garages and Ilks and plantings family apartment	set back fi ancillary be s. Large si buildings v	vere eventually
B12. References	:	(List attributes and coo	des)				
LA City Permits, L	os Angeles Times,	Sanborn Maps					
B13. Remarks:				4	N		
B14. Evaluator:	233 Wilshire Blvd,		PCR Serv	rices			
Date of Evaluation	Santa Monica, CA on:	90401	6/30/2	2009			
		ved for official comments					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3017 HALLDALE AVE

Recorded by Amanda Kainer Date 6/30/2009

#### **B10 Significance (Continued)**

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

#### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3100 HALLDALE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 3100 HALLDALE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053031007 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; gable on hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; enclosed partial-width porch (alteration); gable end half-timbered; decorative verge board; wide eaves with exposed rafters; single-light double-hung windows; metal bar security windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, June 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1905 P7. Owner Address: CRISANTO, VICTOR 3103 HALLDALE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 6/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Status Code:	5D3
	Resource Name or #	(Assigned by r	ecorder)	3100 HALLDALE AVE	
B1. Historic Name					
B2. Common Nam		D4 Descenti	laa. Da	aide atial	
B3. Original Use: <b>B5. Architectural</b>	Residential  Style: Victorian Vernacular Cottage,	B4. Present U	Jse: Re	sidential	
	History: (Construction date, alterations	• •	erations)		
	sidence, owner Anna B. and Hlfied G. Boei		•	ell, for \$2,100	
B7. Moved?	No Yes Unknown Date:		Original L	ocation:	
B8. Related Feat	ures:				
B9a. Architect: L	Jnknown		B9b. Build	ler: Bob Saffell	
B10. Significance	e: Theme: Railroad and Horsecar Sub	urbs; Streetcar	Area 74	100.76650039	
Period of Sig	_			, DUPLEX, OR TWO Applicable	
	ice in terms of historical or architectural co		by theme	e, period, and geographic scope.	Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar S	uburbs			
The Charles Vi	ctor Hall Tract is a good example of a	n early streeto	ar suburi	b. At the time of its subdivision	on in 1887, the tract was
	farmland and considered a great dista				
	elled by the advent of the horsecar, ca ran along the perimeter of the tract on				
	e south. By 1912, most of the parce				
residences.					
The tract was la	aid out on a rectangular grid of streets	runnina north	n-south a	nd east-west. The parcels w	ithin the tract are mostly
residential and	consist of rectangular lots separated	by rear alleyw	ays. The	e residences are all set back i	from the street at roughly
	nce creating wide front yards. Behin lleys. Street features within the tract				
	dent along Hobart Boulevard. Comm				
	ong the perimeter streets of Western, .				
B11. Additional Re	esource Attributes: (List attributes and co	des)			
B12. References:		,			
LA City Permits, L	os Angeles Times, Sanborn Maps				
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B14. Evaluator:	233 Wilshire Blvd, Ste 130	PCR Se	ervices		
	Santa Monica, CA 90401				
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3100 HALLDALE AVE

Recorded by Amanda Kainer Date 6/29/2009

#### **B10 Significance (Continued)**

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

### PRIMARY RECORD

Primary # HRI# Trinomial

	Other Lietings	NRHP Status Co	de 5D3	
	Other Listings Review Code	Reviewer	D	Date
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P1. Other Identifier:				
<b>P2. Location:</b> Not for Publica	tion Unrestricted	a. County		
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e. Other Locational Data (e.g. Parce	I #, directions to resource, elevat	ion, etc., as appropriate)		
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P3 Description: (Describe resources	and its major elements. Include	design, materials, condition,	alterations, size, an	nd boundaries)
Two-story; rectangular plan; America	can Foursquare multi-family r	esidence; hip roof; wood ci	lapboard siding; v	vood-frame roof; wood
stud-wall structure; wide eaves with				
columns above a wood porch wall;				
colamnis above a wood poten wan,	double hang single light wille	ows, hat parier door with h	iaiti iigiit wiiiaow.	•
P3b. Resource Attributes: (List attribu	ites and codes)			
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			Amanda Kainer	
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Page 2 of 3		NRHP Status Code:	5D3
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B1. Historic Name B2. Common Nam B3. Original Use:		Jse: Residential	
B5. Architectural		ose. Residential	
<b>B6. Construction</b> No original permit	History: (Construction date, alterations, and date of al	erations)	
B7. Moved? 💽		Original Location:	
B9a. Architect: \(\lambda\)	Jnknown	B9b. Builder: <i>Unknown</i>	
B10. Significance	· · · · · · · · · · · · · · · · · · ·		
	gnificance: 1878-1948 Property Type note in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	• •	e <b>Criteria</b> A, C Also address integrity.)
surrounded by area was prope streetcar lines	ictor Hall Tract is a good example of an early streetor farmland and considered a great distance from the celled by the advent of the horsecar, cable car, and laran along the perimeter of the tract on Adams Bould be south. By 1912, most of the parcels in the Charan	city center of Los Angeles. Residential ater the electric car, connecting it to do evard to the north, Western Avenue to t	development within the wntown. By 1910, three he west and Jefferson
residential and the same distanthe adjoining an particularly evid	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Jeng the perimeter streets of Western,	rays. The residences are all set back for residences are garages and ancillary bound stent sidewalks and plantings. Large sources and multi-family apartment buildings.	rom the street at roughly uildings accessible from treet trees are were eventually
B11. Additional Re	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	233 Wilshire Boulevard, Suite 130	ervices	
Date of Evaluation	Redondo Beach, CA 90277Santa Monica, CA 90401 on: 3/1.	2/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2621 HALLDALE Avenue

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		ilus Code 353	
	Review Code	Reviewer	Date	
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication and (P2b and P2c or P2d. Attach at b. USGS 7.5' Quad c. Address: 2625 d. UTM: (Give more than one for late. Other Locational Data (e.g. Parce Oriented with the primary (east) elevations.	Date T S HALLDAL arge and/or linear resources) I #, directions to resource, eleva	a. County; ; R ; E Avenue City Zone tion, etc., as appropriat	1/4 of 1/4 of Sec ;  LOS ANGELES Zip ; mE/ mN re)	B.M.
P3 Description: (Describe resources Two-story; rectangular plan; Americ wood-frame roof; wood stud-wall st light and multi-light windows; flat page 1.5 per page	can Foursquare single-family ructure; wide boxed eaves; o	residence; gable on	ndition, alterations, size, and boundari hip roof; wood clapboard and shi	ingle siding;
P3b. Resource Attributes: (List attributes) P4. Resources Present:   Building	, , ,	Site District	P5b Description of Photo: (View, date, accession #)  East Elevation, Lkg W, Mar  P6. Date Constructed/Age  Prehistoric Hist	2009 and Sources:
			P7. Owner Address:  2625 HALLDALE AVE LOS ANGELES CA 90018  P8. Recorded by: (Name, affiliation, and addre Amanda Kainer PCR Services 233 Wilshire Boulevard, Su Santa Monica, CA 90401	ite 130
P11. Report Citation: (Cite survey re  Attachments: NONE	port and other sources, or enter  Continuation Sheet		P9. Date Recorded: P10. Survey Type: (Desc Intensive Level Survey	,
Location Map Sketch Map Other: (List)	Building, Structure, and Obje Archaeological Record	ect Record Linea	r Feature Record Artifact Record Station Record Photograph F	rd

		NDUD Otation On In	FD2
Page 2 of 3	D W (Assistant business discount	NRHP Status Code:	5D3
	Resource Name or # (Assigned by	recorder) 2625 HALLDALE Avenue	
B1. Historic Name			
B2. Common Nam		las. Desidential	
B3. Original Use: B5. Architectural	Residential B4. Present U Style: American 4-Square	Jse: Residential	
B6. Construction		erations)	
No original permit		oranono,	
o ,			
B7. Moved?	✓ No	Original Location:	
B8. Related Feat		Original Education.	
Do. Nolated Feat			
B9a. Architect: U		B9b. Builder: <i>Unknown</i>	
B10. Significance	·		
Period of Signature			e Criteria A, C
	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
rneme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ctor Hall Tract is a good example of an early street	ar suburb. At the time of its subdivision	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Bould		
	ne south. By 1912, most of the parcels in the Charl		
residences.	,	•	<b>3</b> ,
The treet week	aid out an a reatengular grid of atroots running part	a south and aget west. The paragle w	ithin the treat are mostly
	aid out on a rectangular grid of streets running norti consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consis		
	dent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Je		
conditacted are	ing the perimeter directs of Western, Adding the es	nordan latar in the tract of matery, mode	ly daning the rezes.
	esource Attributes: (List attributes and codes)		
B12. References:	.os Angeles Times, Sanborn Maps		
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B13. Remarks:			
		IN	
		Process, P	
B14. Evaluator:		rvices	
	233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401		
Date of Evaluation		2/2009	
Date of Evaluation			
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2625 HALLDALE Avenue

Recorded by Amanda Kainer Date 3/12/2009

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2626 HALLDALE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2626 HALLDALE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue. Parcel No. 5053028009 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Victorian Vernacular Cottage, Hipped Roof single-family residence; side gable and hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns; dormer with front-facing gable (alteration); wide overhang with exposed rafters; cornice; multi-light window (alteration); double-hung multi-light windows (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1902 P7. Owner Address: 2626 HALLDALE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned b	y recorder) 2626 HALLDALE Avenue
B1. Historic Name B2. Common Nam		
B3. Original Use: B5. Architectural B6. Construction 1906: Add dormer		alterations)
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect: U		B9b. Builder: <i>Unknown</i>
		e Residential Applicable Criteria A, C ed by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the felled by the advent of the horsecar, cable car, and fran along the perimeter of the tract on Adams Bot	etcar suburb. At the time of its subdivision in 1887, the tract was e city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three ulevard to the north, Western Avenue to the west and Jefferson arles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear alley nce creating wide front yards. Behind many of th lleys. Street features within the tract include con- dent along Hobart Boulevard. Commercial buildi	rth-south and east-west. The parcels within the tract are mostly rways. The residences are all set back from the street at roughly e residences are garages and ancillary buildings accessible from sistent sidewalks and plantings. Large street trees are ngs and multi-family apartment buildings were eventually Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)	
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Amanda Kainer PCR 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	Services
Date of Evaluation	,	/12/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2626 HALLDALE Avenue

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: The Victorian Vernacular Cottage style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

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

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Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2627 HALLDALE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2627 HALLDALE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue. Parcel No. 5053027021 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; American Foursquare multi-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width enclosed front porch (alteration); belt course; wide eaves with exposed rafter tails; hip dormer with vents; second floor paired windows flanked by shutters; double hung single-light windows. P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building ☐ Structure ☐ Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1910 P7. Owner Address: 6102 S FAIRFAX AVE LOS ANGELES CA 90056 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3			NRHP Status Code:	5D3
	Resource Name or #	(Assigned by recorder)	2627 HALLDALE Avenue	
B1. Historic Name B2. Common Nan B3. Original Use:		B4. Present Use: Re	esidential	
B5. Architectural B6. Construction				
B7. Moved? \square  \text{SB8. Related Feat}	✓ No ☐ Yes ☐ Unknown Date: ures:	Original	Location:	
B9a. Architect: (			der: <i>Unknown</i>	
Period of Si	•	Property Type Residen	• • • • • • • • • • • • • • • • • • • •	ole Criteria A, C
	nce in terms of historical or architectural co ad and Horsecar Suburbs; Streetcar S	•	e, period, and geographic scope	. Also address integrity.)
surrounded by area was prope streetcar lines	ictor Hall Tract is a good example of a farmland and considered a great dist elled by the advent of the horsecar, c ran along the perimeter of the tract of the south. By 1912, most of the parce	ance from the city cent able car, and later the e n Adams Boulevard to t	er of Los Angeles. Residentia electric car, connecting it to d the north, Western Avenue to	al development within the lowntown. By 1910, three o the west and Jefferson
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B12. References		odes)		
LA City Permits, L	Los Angeles Times, Sanborn Maps			
B13. Remarks:			N	
B14. Evaluator:	Amanda Kainer 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	PCR Services		
Date of Evaluation		3/12/2009		
	(This space reserved for official commer	ats.)		

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP	Status	Code	5D3
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**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2633 HALLDALE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2633 HALLDALE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue. Parcel No. 5053027022 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width covered front porch; wide eaves with exposed rafter tails; front facing gable dormer with three windows; window sills with decorative brackets; double hung single-light and multi-light windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1906 P7. Owner Address: 2633 HALLDALE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

			500
Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by	recorder) 2633 HALLDALE Avenue	
B1. Historic Name	<b>)</b> :		
B2. Common Nan			
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	•	torotions)	
<b>B6. Construction</b> No original permit	• ,	lerations)	
rvo original permit	on me.		
_	✓ No U Yes Unknown Date:	Original Location:	
B8. Related Feat	ures:		
B9a. Architect: U	Jnknown	B9b. Builder: Unknown	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area	
Period of Si		• •	Criteria A, C
•	nce in terms of historical or architectural context as define	d by theme, period, and geographic scope. A	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ctor Hall Tract is a good example of an early stree	car suburb. At the time of its subdivision	n in 1887. the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and		
	ran along the perimeter of the tract on Adams Bou ne south. By 1912, most of the parcels in the Char		
residences.	le south. By 1912, most of the parcels in the Chai	ies victor riaii tract were improved with	Sirigic-rarrilly
	aid out on a rectangular grid of streets running non		
	consist of rectangular lots separated by rear alleyv nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include cons		
	dent along Hobart Boulevard. Commercial building		
constructed ald	ong the perimeter streets of Western, Adams and J	efferson later in the tract's history, mostl	ly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References			
LA City Permits, L	os Angeles Times, Sanborn Maps		
		TAT	
B13. Remarks:			
b i 3. Remarks:			
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluation	on: 3/1	2/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2633 HALLDALE Avenue

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

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

#### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2650 HALLDALE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2650 HALLDALE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053028014 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed full-width front porch with square masonry columns above a masonry low porch wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; horizontal band with dentils and decorative brackets; single-light and multi-light double-hung windows; metal security bar windows (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: 2650 HALLDALE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

		NRHP Status Code:	5D3
Resource Name or #	(Assigned by recorder)	2650 HALLDALE Avenue	
e: ne Residential I Style: Transitional Craftsman n History: (Construction date, alterations, t on file.		esidential	
✓ No ☐ Yes ☐ Unknown Date: cures:	Original	Location:	
Unknown	B9h Buil	der <i>Unknown</i>	
		doi: Ommown	
ignificance: 1878-1948 P	roperty Type Residen	tial Applica	able Criteria A, C
		e, period, and geographic scop	e. Also address integrity.)
ad and Horsecar Suburbs; Streetcar S	uburbs		
farmland and considered a great dista elled by the advent of the horsecar, ca ran along the perimeter of the tract on ne south. By 1912, most of the parcel	nce from the city cent ble car, and later the o Adams Boulevard to s in the Charles Victor	er of Los Angeles. Residen electric car, connecting it to the north, Western Avenue r Hall Tract were improved v	tial development within the downtown. By 1910, three to the west and Jefferson with single-family
consist of rectangular lots separated by nce creating wide front yards. Behind lleys. Street features within the tract in dent along Hobart Boulevard. Comme	by rear alleyways. The Individent include consistent side Proial buildings and m	ne residences are all set bac ses are garages and ancillar ewalks and plantings. Larg ulti-family apartment buildin	ck from the street at roughly ry buildings accessible from ne street trees are gs were eventually
esource Attributes: (List attributes and cod	des)		
Los Angeles Times, Sanborn Maps			
		N	
Amanda Kainer 233 Wilshire Boulevard, Suite 130 Santa Monica. CA 90401	PCR Services		
on:	3/12/2009		
(This space reserved for official comments	s.)		
	Residential  I Style: Transitional Craftsman I History: (Construction date, alterations, ton file.  No Yes Unknown I He: Theme: Railroad and Horsecar Suburgificance: 1878-1948  Proce in terms of historical or architectural condition and Horsecar Suburbs; Streetcar Streetic Incomplete I	Residential B4. Present Use: Residential B4. Property Type B4. Property Type B4.	Resource Name or # (Assigned by recorder) 2650 HALLDALE Avenue  Stree  Residential B4. Present Use: Residential  I Style: Transitional Craftsman  I History: (Construction date, alterations, and date of alterations)  I on file.  No Yes Unknown Date: Original Location:  Unknown  E: Theme: Railroad and Horsecar Suburbs; Streetcar Area  gnifficance: 1878-1948 Property Type Residential Applica nce in terms of historical or architectural context as defined by theme, period, and geographic scop and and Horsecar Suburbs; Streetcar Suburbs  ictor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivi, farmland and considered a great distance from the city center of Los Angeles. Residen Billed by the advent of the horsecar, cable car, and later the electric car, connecting it to ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue ne south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved to consist of rectangular grid of streets running north-south and east-west. The parcels consist of rectangular lots separated by rear alleyways. The residences are all set ba none creating wide front yards. Behind many of the residences are garages and ancillar likeys. Street features within the tract include consistent sidewalks and plantings. Larg dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildin ong the perimeter streets of Western, Adams and Jefferson later in the tract's history, m essource Attributes: (List attributes and codes) : :

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2650 HALLDALE Avenue

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKHP St	atus Code 5D3	
	Review Code	Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	,	2654 HALLDALE Ave	nue
P2. Location:		a. Count	ty	
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad	Date T	. в	1/4 of 1/4 of Sec	: B.M.
c. Address: 2654		, ,	LOS ANGELES	Zip
d. UTM: (Give more than one for la		Zone	: mE/	mN
e. Other Locational Data (e.g. Parce	•	tion, etc., as appropria	ite)	
Oriented with the primary (west) ele	vation facing west. Located on t	he east side of Halldal	le Avenue.	
<b>P3 Description:</b> (Describe resources Two-story; rectangular plan; Craftstroof; wood stud-wall structure; rece exposed rafters and decorative brawindows (alteration).	ssed full-width front porch w	cross gable roof; we th stone columns al	ood clapboard and shir bove a stone porch wal	and boundaries) ogle siding; wood-frame l; wide eaves with
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	, , ,	Site □District □	Element of District	Other (Isolates, etc.)
			P5b Descriptio	n of Photo:
			(View, date, ac	
1			•	n, Lkg E, Mar 2009
			P6. Date Cons	tructed/Age and Sources:
			Prehisto	ric Historic Both
			1907	
			P7. Owner Ad	dress:
	Committee of the commit		2654 HALLDA	
	7.54		LOS ANGELE	S CA 90018
	A - / - / - / - · · · · · · · · · · · · ·		P8. Recorded	•
			(Name, affiliation of the contract of the cont	on, and address)
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				oulevard, Suite 130
	<b>一种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种种</b>		Santa Monica,	CA 90401
	Market plan relate I ev		P9. Date Reco	rded: 3/12/2009
			P10. Survey T Intensive Leve	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments: NONE	Continuation Sheet	Distr	rict Record	Rock Art Record
Location Map	Building, Structure, and Obje		_	Artifact Record
Sketch Map  Other: (List)	Archaeological Record		ng Station Record	Photograph Record

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by	recorder) 2654 HALLDALE Avenue	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	•	(torotiona)	
	History: (Construction date, alterations, and date of a kidence, owner Morris C. White, architect Frank M. Tyler,	•	
7007. 0 700117100	identice, emicrimente e. vvinte, aronnecer rank wi. Tylor,	contractor vicinia c. winte, for \$6,000	
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date:	Original Location:	
Do. Neialeu i eall	ures.		
B9a. Architect: <i>F</i> <b>B10. Significance</b>	-	B9b. Builder: Morris C. White	
Period of Significance			e Criteria A, C
(Discuss importan	ice in terms of historical or architectural context as define	• •	·
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs		
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surrounded by	farmland and considered a great distance from the	e city center of Los Angeles. Residential	l development within the
	elled by the advent of the horsecar, cable car, and a ran along the perimeter of the tract on Adams Boul		
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residential and	aid out on a rectangular grid of streets running nort consist of rectangular lots separated by rear alleyv nce creating wide front yards. Behind many of the	ways. The residences are all set back	from the street at roughly
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B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:	:		
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B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S	Pervices	
	233 Wilshire Boulevard, Suite 130		
Date of Evaluatio	Santa Monica, CA 90401	42/2000	
Date of Evaluatio		12/2009	
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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		aus code 3D3	
	Review Code	Reviewer	Date	
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Public and (P2b and P2c or P2d. Attach b. USGS 7.5' Quad c. Address: 2817 d. UTM: (Give more than one for e. Other Locational Data (e.g. Parc Oriented with the primary (east) electrical page 1.	a Location Map as necessary.)  Date T  HALLDAI  large and/or linear resources)  rel #, directions to resource, elevations	a. Count ; R ; LE Avenue City Zone ation, etc., as appropria	1/4 of 1/4 of Sec ;  LOS ANGELES Zip ; mE/ mN te)	B.M.
Two-story; rectangular plan; Trans	sitional Craftsman with eleme f; wood stud-wall structure; pa	nts of Dutch Revival	Parcel No. 5053026024 ndition, alterations, size, and boundaries) single-family residence; gambrel roof; w porch with columns above a wood porce	ood/
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Buildin		Site District	Polytication Other (Isolates, etc.  P5b Description of Photo: (View, date, accession #)  East Elevation, Lkg W, Mar 2009  P6. Date Constructed/Age and S	Sources:
			Prehistoric ✓ Historic 1905  P7. Owner Address:  2817 HALLDALE AVE LOS ANGELES CA 90018  P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	∐ Both
			P9. Date Recorded: 3/ P10. Survey Type: (Describe) Intensive Level Survey	12/2009
P11. Report Citation: (Cite survey re	eport and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	<ul><li>☐ Continuation Sheet</li><li>☐ Building, Structure, and Obj</li><li>☐ Archaeological Record</li></ul>	ect Record Linea	ct Record	

D0-10		NRHP Status Code:	5D3
Page 2 of 3	December Name and (Assigned by		020
	Resource Name or # (Assigned by	recorder) 2817 HALLDALE Avenue	
B1. Historic Name			
B2. Common Nam			
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural	•	torations)	
B6. Construction	•	rerations)	
No original permit	on me.		
B7. Moved? ✓	∕ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Featu	ures:		
DOs Arshitasti /	Introdura	DOb Duildon Unimous	
B9a. Architect: <i>U</i>		B9b. Builder: <i>Unknown</i>	
Period of Sig	·		e Criteria A, C
	ice in terms of historical or architectural context as defined		
•	nd and Horsecar Suburbs; Streetcar Suburbs	T by theme, penou, and geograpme scope.	Also address integrity.)
meme. Ramoa	d and Horsecal Cabarbs, Circetoar Cabarbs		
The Charles Vie	ctor Hall Tract is a good example of an early street	car suburb. At the time of its subdivisio	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and le		
	ran along the perimeter of the tract on Adams Bould be south. By 1912, most of the parcels in the Chan		
residences.	o couum 2, no .2, moot en une parcene in une en un		· e.i.g.e · a.i.ii.y
	aid out on a rectangular grid of streets running nort		
	consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consi		
particularly evic	dent along Hobart Boulevard. Commercial building	is and multi-family apartment buildings	were eventually
constructed alo	ong the perimeter streets of Western, Adams and Je	efferson later in the tract's history, most	ly during the 1920s.
P11 Additional Pa	esource Attributes: (List attributes and codes)		
B12. References:	,		
LA City Permits, L	os Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:		TAX T	
		N	
B14. Evaluator:		ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401	0.000	
Date of Evaluatio		2/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2817 HALLDALE Avenue

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2901 HALLDALE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2901 HALLDALE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Dalton Avenue. Parcel No. 5053025014 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; covered front entrance with pediment roof; narrow boxed eaves with dentils; awning (alteration); front facing hip dormer; attic vent; double hung single-light windows; bay window; metal security bar windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1904 P7. Owner Address: 4116 MONTEITH DR LOS ANGELES CA 90043 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/12/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Photograph Record Sketch Map Archaeological Record Milling Station Record Other: (List)

<b>D</b> 0 ( 0		NRHP Status Code:	5D3
Page 2 of 3	Described Name as # (Assigned by		020
	Resource Name or # (Assigned by	recorder) 2901 HALLDALE Avenue	
B1. Historic Name			
B2. Common Nam		Inc. Paridontial	
B3. Original Use:	Residential B4. Present	Jse: Residential	
B5. Architectural		torations)	
<b>B6. Construction</b> <i>No original permit</i>		terations)	
TVO Original permit	on me.		
	No Yes Unknown Date:	Original Location:	
B8. Related Featu	ures:		
B9a. Architect: L	Jnknown	B9b. Builder: Unknown	
B10. Significance		Area	
Period of Signature	gnificance: 1878-1948 Property Type	Residential Applicable	Criteria A, C
(Discuss importan	ace in terms of historical or architectural context as define	d by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Observer Mi			in 4007, the treatment
	ctor Hall Tract is a good example of an early street farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and l		
streetcar lines i	ran along the perimeter of the tract on Adams Boule	evard to the north, Western Avenue to t	the west and Jefferson
	e south. By 1912, most of the parcels in the Char	les Victor Hall Tract were improved with	າ single-family
residences.			
The tract was la	aid out on a rectangular grid of streets running nort	h-south and east-west. The parcels w	ithin the tract are mostly
	consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consi- dent along Hobart Boulevard. Commercial building		
	ong the perimeter streets of Western, Adams and Je		
	,	•	, 0
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
	.os Angeles Times, Sanborn Maps		
		A	
B13. Remarks:			
		N	
		the same of	
B14. Evaluator:		ervices	
	233 Wilshire Boulevard, Suite 130		
Date of Evaluatio	Santa Monica, CA 90401	2/2009	
Date of Evaluation		2/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2901 HALLDALE Avenue

Recorded by Amanda Kainer Date 3/12/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2911 HALLDALE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2911 HALLDALE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue. Parcel No. 5053025036 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Queen Anne single-family residence; cross gable roof; wood clapboard and shingle siding; wood-frame roof; wood stud-wall structure; recessed partial-width front porch with square columns above wood porch wall (alteration); decorative trusses in gable; gable vent; single-light double-hung windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905 P7. Owner Address: 4137 4TH AVE LOS ANGELES CA 90008 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by	recorder) 2911 HALLDALE Avenue	
B1. Historic Name	9:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	•		
B6. Construction		terations)	
No original permit	on file.		
B7. Moved?	✓ No 🗌 Yes 🗌 Unknown 💮 Date:	Original Location:	
B8. Related Feat	ures:		
B9a. Architect: U	Inknown	B9b. Builder: <i>Unknown</i>	
B10. Significance			
Period of Significance			Criteria A, C
	nce in terms of historical or architectural context as define	• •	
	ad and Horsecar Suburbs; Streetcar Suburbs		3 7,
	,		
	ctor Hall Tract is a good example of an early street		
	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and I		
	ran along the perimeter of the tract on Adams Boul		
	ne south. By 1912, most of the parcels in the Char		
residences.			
The tract was l	aid out on a rectangular grid of streets running nort	h-south and east-west. The parcels will	thin the tract are mostly
	consist of rectangular lots separated by rear alleyv		
the same dista	nce creating wide front yards. Behind many of the	residences are garages and ancillary be	uildings accessible from
	lleys. Street features within the tract include consi		
	dent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and J		
constructed arc	ing the perimeter streets or western, Adams and or	merson later in the tract's history, mosti	y during the 1920s.
	esource Attributes: (List attributes and codes)		
B12. References			
LA City Permits, L	os Angeles Times, Sanborn Maps		
		A .	
B13. Remarks:		6	
D13. Remarks.			
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluation	on: 3/1	1/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2911 HALLDALE Avenue

Recorded by Amanda Kainer Date 3/11/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2621 HARVARD BLVD Page 1 of 3 2623 Harvard Blvd P1. Other Identifier: ✓ Unrestricted Not for Publication P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2621 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; L-shape plan; Craftsman residential building; cross-gable roof with overhanging eaves, exposed notched pointed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; painted concrete steps leading to partial-width entry porch; two square columns supporting porch's hipped roof; wood entry door within porch; double-hung vinyl windows in original wood frames (alteration); wood slat vent under porch gable; decorative wood detail on window frames; security bars on windows (alteration); metal screens on windows and entry door (alteration); metal fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1909, Los Angeles County Assessor P7. Owner Address: OROZCO, OLGA F 2623 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 4/21/2009 P9. Date Recorded: P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by record	der) 2621 HARVARD BLVD
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present Use:	Residential
B5. Architectural Style: Craftsman	
B6. Construction History: (Construction date, alterations, and date of alterations)	ons)
No original building permit. 12/16/1927: Building permit to construct garage. 5/16/1935: Alteration permit to add porch.	
B7. Moved? ☐ No ☐ Yes ✔ Unknown Date: Orig B8. Related Features:	inal Location:
	Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area	
Period of Significance: 1878-1948 Property Type Res (Discuss importance in terms of historical or architectural context as defined by the Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	•••
The Charles Victor Hall Tract is a good example of an early streetcar's surrounded by farmland and considered a great distance from the city of area was propelled by the advent of the horsecar, cable car, and later a streetcar lines ran along the perimeter of the tract on Adams Boulevard Boulevard to the south. By 1912, most of the parcels in the Charles V residences.  The tract was laid out on a rectangular grid of streets running north-sour residential and consist of rectangular lots separated by rear alleyways, the same distance creating wide front yards. Behind many of the residential adjoining alleys. Street features within the tract include consistent particularly evident along Hobart Boulevard. Commercial buildings and constructed along the perimeter streets of Western, Adams and Jeffers B11. Additional Resource Attributes: (List attributes and codes)  HP 2. SB12. References:  LA City Permits, Los Angeles Times, Sanborn Maps	center of Los Angeles. Residential development within the the electric car, connecting it to downtown. By 1910, three of to the north, Western Avenue to the west and Jefferson lictor Hall Tract were improved with single-family with and east-west. The parcels within the tract are mostly at The residences are all set back from the street at roughly dences are garages and ancillary buildings accessible from a sidewalks and plantings. Large street trees are dimulti-family apartment buildings were eventually
B14. Evaluator: Laura Vanaskie reservation Associate 1611 S. Pacific Coast Highway, Ste. 104	es es
Redondo Beach, CA 90277	
Date of Evaluation: 4/21/200	99
(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2621 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/21/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2634 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2634 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between W. Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two story; U-shape plan; Mediterranean Revival apartment building; flat roof with parapets and pent roof hood; exposed rafter tails and clay tile cladding on pent roof hood; concrete foundation; stucco siding on exterior walls; painted concrete steps leading to central entry porch; four wood entry doors within porch; fixed wood windows; double-hung wood windows; aluminum sliding windows (alteration); decorative arch over entry porch; decorative trim around arch; security bars on some windows; metal screens on entry doors and windows (alteration); chain-link fence (alteration); garage building at southeast corner of property. P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and north elevations, Lkg SE, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1912, Los Angeles County Assessor P7. Owner Address: ARMSTRONG, HENRY, JR AND 4116 MONTEITH DR LOS ANGELES CA, CA 90043 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/27/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Dama 0 of 0		NRHP Status Code: 5D3
Page 2 of 3	December 11 (Accional bus	
	Resource Name or # (Assigned by	recorder) 2634 HARVARD BLVD
B1. Historic Name		
B2. Common Nam		les Desidential
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural		torotiona)
	History: (Construction date, alterations, and date of all	rerations) and Blvd. Owner: Rose Schwessolm Architect: none. Contractor: J.E.
Bishop. Cost: \$87		ild Bivd. Owner. Rose Scriwessoilli Architect. Hone. Contractor. J.E.
3/12/1924: Buildin	g permit to construct new concrete foundation for 1-family	/ building on rear of lot.
	g permit to construct garage. g permit to construct 2-story flats/apartments. Owner: M S	Schallheim. Architect and Contractor: Hartman & Sisk.
B7. Moved? ✓	✓ No ☐ Yes ☐ Unknown Date:	Original Location:
B8. Related Featu		original Education.
Doi Holatoa i oatt		
B9a. Architect: F	Hartman & Sisk	B9b. Builder: J.E. Bishop; Hartman & Sisk
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area 7492.02164944
Period of Sig	gnificance: 1878-1948 Property Type	Residential Applicable Criteria A, C
(Discuss importan	ce in terms of historical or architectural context as defined	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vi	atou I lall Treat is a good average of an acret street	and authority. At the time of its subdivision in 1007, the treat was
		car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
		es Victor Hall Tract were improved with single-family
residences.		
The tract was k	aid out on a rootangular grid of stroots running part	b south and east west. The paraels within the tract are mostly
		h-south and east-west. The parcels within the tract are mostly rays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
		stent sidewalks and plantings. Large street trees are
		s and multi-family apartment buildings were eventually
constructed alo	ng the perimeter streets of Western, Adams and Je	efferson later in the tract's history, mostly during the 1920s.
R11 Additional Re	esource Attributes: (List attributes and codes) HP	3. Multiple family property
B12. References:	,	o. Manapio rammy property
LA City Permits, L	os Angeles Times, Sanborn Maps	
		A .
B13. Remarks:		Tax N
		N
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	n: 4/2	7/2009
	(This space reserved for official comments.)	

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2634 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

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Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mediterranean Revival: Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Dat	te	
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)		HARVARD BLVD		
<b>P2. Location:</b> Not for Publica	tion V Unrestricted	a. (	County Los	s Angeles		
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)					
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;	B.M.
c. Address: 2641	S HARVAR	RD BLVD	City LOS ANO	GELES	Zip 90018	
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	;	mE/	mN	
e. Other Locational Data (e.g. Parce	I#, directions to resource, eleva	tion, etc., as app	oropriate)			
Oriented with primary (east) elevation	n facing east. Located on the w	est side of Harva	ard Boulevard be	etween Adams Boul	evard and 27th St	reet.
				Parcel No.	. 5053012030	
P3 Description: (Describe resources	and its major elements. Includ	e design, materia	als, condition, al	terations, size, and	boundaries)	
One story; rectangular plan; No sty roof cladding (alteration); concrete partial-width entry porch; single squ wood windows; double-hung wood (alteration); metal screens on windows	foundation; stucco siding ato lare column sitting atop wall sash windows; aluminum sli	p masonry bas supporting pord ding windows (	se on exterior of the correct of the	walls (alteration); ner; wood entry do	wood steps lead oor within porch;	ling to
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family prop	_	of District Oth	ner (Isolates, etc.)	
Le North		1.3/1.		(View, date, access		
7	C. R.			East elevation, Lkg	,	
				P6. Date Construc		rces:
		Site				_
				Prehistoric		Both
		EVAL ROAD		1908, Los Angeles	County Assessor	
			Page 1	P7. Owner Addres	ss:	
				MENDOZA,FAUS	TINO AND ROSAL	.1
A CONTRACTOR OF THE CONTRACTOR	Treates in	ton Land	206	10443 MEMORY	PARK AVE	
	No de la companya de			MISSION HILLS C	CA, CA 91345	
44 14 44 14 14 14 14 14 14 14 14 14 14 1				P8. Recorded by:		
		100000		(Name, affiliation, a	and address)	
				Laura Vanaskie	,	
				Galvin Preservation	n Associates	
				1611 S. Pacific Co	ast Highway, Ste.	
· · · · · · · · · · · · · · · · · · ·			h Myó	Redondo Beach, C		
	Market Street	S. 174 "		P9. Date Recorde		2009
	到国际人的经验经验		6	P10. Survey Type		2009
7+++	正务是在提出通过不会注意。			Intensive Level Su		
				THE TOTAL LEVEL SU	, v o y	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")				
			1			
Attachments: NONE	Continuation Sheet	<b>✓</b>			k Art Record	
Location Map	Building, Structure, and Obj	ect Record	Linear Feature		act Record	
Sketch Map	Archaeological Record		Milling Station	Record  Pho	tograph Record	
Other: (List)						

Page 2 of 3			NRHP	Status Code: 51	D3
	Resource Name or # (Ass	signed by recorde	r) 2641 HARVAF	RD BLVD	
B1. Historic Name:					
B2. Common Name					
B3. Original Use: Residential	B4	. Present Use:	Residential		
B5. Architectural Style: None					
B6. Construction History: (Cons	struction date, alterations, and	date of alteration	s)		
9/10/1907: Building permit to constru 9/2/1913: Building permit to constru 12/24/1928: Building permit to cons 6/1/1929: Building permit to constru	uct residence. Owner: Ms. Ame struct garage.				
B7. Moved?	Unknown Date:	Origina	al Location:		
B9a. Architect:		B9b. B	uilder:		
B10. Significance: Theme: Ra	ilroad and Horsecar Suburbs;	Streetcar Area	6350.0207		
· · · · · · · · · · · · · · · · · · ·	•	erty Type Reside		Applicable C	·
(Discuss importance in terms of his Theme: Railroad and Horsecal			me, period, and ge	ographic scope. Als	so address integrity.)
The Charles Victor Hall Tract is surrounded by farmland and coarea was propelled by the advestreetcar lines ran along the personal boulevard to the south. By 19 residences.	onsidered a great distance ent of the horsecar, cable o erimeter of the tract on Ada	from the city ce car, and later the ams Boulevard to	nter of Los Ange e electric car, cor o the north, Wes	eles. Residential de nnecting it to down tern Avenue to the	evelopment within the town. By 1910, three west and Jefferson
The tract was laid out on a recresidential and consist of recta the same distance creating with the adjoining alleys. Street feature particularly evident along Hober constructed along the perimeter.	ingular lots separated by red de front yards. Behind ma atures within the tract inclu art Boulevard. Commercia	ear alleyways. any of the reside ade consistent si al buildings and i	The residences a nces are garage dewalks and pla multi-family apar	are all set back fror s and ancillary buil ntings. Large stre tment buildings we	m the street at roughly dings accessible from eet trees are ere eventually
B11. Additional Resource Attributes B12. References:	s: (List attributes and codes)	HP 2. Sing	gle family property		
LA City Permits, Los Angeles Time	s, Sanborn Maps				
B13. Remarks:			N		
B14. Evaluator: Laura Vanaskie 1611 S. Pacific ( Redondo Beach,	Coast Highway, Ste. 104	vation Associates			
Date of Evaluation:		4/27/2009			
(This space rese	erved for official comments.)				
,,					

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2641 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

### **B10 Significance (Continued)**

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### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2657 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2657 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half story; square plan; Transitional Craftsman style residential building; front gable roof with exposed rafter tails and composite shingle cladding; cross gable dormers on north and south elevations; hipped porch roof; concrete foundation; exterior brick chimney; wood clapboard and wood shingle siding on exterior walls; wood steps leading to partial-width entry porch; two square columns support porch's hipped roof; wood entry door with sidelights within porch; fixed aluminum windows in wood frames (alteration); double hung aluminum sash windows in wood frames (alteration); wood slat vents under roof gables; decorative carved roof brackets; security bars on some windows (alteration); metal screens on entry door (alteration); metal fence (alteration); storage building at northwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property **P4. Resources Present:** ✓ Building Structure Object Site District Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: SMITH, BERNARD TR 2657 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/27/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ☐ Continuation Sheet □ NONE ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
	Resource Name or # (Assigned by recorder) 2657 HARVARD BLVD
B1. Historic Name	
B2. Common Nan	e e
B3. Original Use:	Residential B4. Present Use: Residential
B5. Architectural	Style: Transitional Craftsman
<b>B6. Construction</b>	<b>History:</b> (Construction date, alterations, and date of alterations)
	g permit for construction of residence. Owner: Adelbert J. Perry. Architect: same. Builder: same. Cost: \$1,800.
1/19/1926. Alleral	ion permit to add bathroom.
B7. Moved?	No 🗌 Yes 🗌 Unknown Date: Original Location:
B8. Related Feat	ires:
DOs Aushits st.	delbart I Darra
B9a. Architect: A	•
B10. Significance	
Period of Signature	gnificance: 1878-1948 Property Type Residential Applicable Criteria A, C ce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
meme. Ramoa	d and Horsecar Suburbs; Streetcar Suburbs
The Charles Vi	ctor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was
	farmland and considered a great distance from the city center of Los Angeles. Residential development within the
	lled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three
	an along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson
residences.	e south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residerices.	
The tract was la	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly
residential and	consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly
	nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from
	leys. Street features within the tract include consistent sidewalks and plantings. Large street trees are
	lent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually ng the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
corretracted are	ig the permitter of each of western, reading and concrete in the flactor metery, modely adming the 16250.
	esource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:	
LA City Permits, L	os Angeles Times, Sanborn Maps
	<b>A</b>
D40 D	
B13. Remarks:	
B14. Evaluator:	Laura Vanaskie reservation Associates
	1611 S. Pacific Coast Highway, Ste. 104
	Redondo Beach, CA 90277
Date of Evaluation	n: 4/27/2009
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2657 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2701 HARVARD BLVD Page 1 of 1 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2701 HARVARD BLVD City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half story; rectangular plan; Craftsman residential building; side gable roof with exposed notched rafter tails and composite shingle cladding; shed roof dormer; concrete foundation; exterior brick chimney; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; two square brick columns supporting porch roof; secondary entrance via wood steps to second story (alteration); addition at secondary entrance (alteration); balcony addition at north elevation; wood entry door with sidelights within porch: vinyl door at second story south elevation (alteration); vinyl double doors at second story north elevation (alteration); fixed wood windows with transoms; casement wood windows; aluminum sliding windows (alteration); vinyl windows (alteration); wood slat vents under roofs; hexagonal bay on north elevation; security bars on windows (alteration); metal screens on entry doors and windows (alteration); metal fence (alteration); irregular plan garage/guest house at west end of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1909, Los Angeles County Assessor P7. Owner Address: WEBB, SYLVIA B 2701 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/27/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3						I	NRHP Stat	tus Code: 5D3	
		Resource N	lame or #	(Assigned by	recorde	er) 2701 HA	ARVARD B	BLVD	
B1. Historic Name	:								
B2. Common Nam	ne								
B3. Original Use:				B4. Present l	Jse:				
<b>B5. Architectural</b>	Style:								
<b>B6. Construction</b>	History: (C	onstruction date,	alterations	, and date of all	teration	s)			
12/10/1930: Altera 4/15/1942: Buildin install piers as ned	ation permit to g permit to reb cessary. g permit to col	add 3 rooms and build concrete fror nstruct 2-story res	bath and o	convert from 1-f onstruct concre	amily to te foun	o 2-family dw dtion under a	velling. addition at r	v/a. Builder: H.D. Becke rear, construct concret ner: Mrs. J. Willmett. Al	e porch at rear,
_		Unknown	Date:		Origin	al Location:	:		
B8. Related Featu									
B9a. Architect: n	one				B9b. B	uilder: H.D.	Becker		
B10. Significance	e: Theme:	Railroad and Hor	secar Subi	urbs; Streetcar	Area	6356.52160	0108		
Period of Sig	gnificance:	1878-1948	P	roperty Type	FOUR	RUNITS		Applicable Criteria	A, C
(Discuss importan	ce in terms of	historical or archi	tectural co	ntext as defined	d by the	eme, period,	and geogra	aphic scope. Also add	ress integrity.)
surrounded by area was prope streetcar lines r Boulevard to th residences. The tract was la residential and the same distar the adjoining all particularly evice	farmland and and alled by the a ran along the e south. By a raid out on a raconsist of recore creating leys. Street fent along Ho	I considered a g dvent of the hole perimeter of the 1912, most of the rectangular grid ctangular lots so wide front yards leatures within to bart Boulevard	great distarsecar, ca e tract on ee parcels of streets eparated s. Behind he tract ir l. Comme	ance from the ble car, and la Adams Bould in the Charle running north by rear alleyw many of the roclude consistrcial buildings	city ce ater the evard to s Victo h-south vays. T esident ent sident and n	enter of Los e electric ca to the north or Hall Trac h and east- the resident aces are gal dewalks and nulti-family	Angeles.  Ary Connect  Western  Western  West. The  Ces are all  rages and  d plantings  apartment	s subdivision in 188 Residential developed in it to downtown. Avenue to the west proved with single-fact parcels within the table set back from the set ancillary buildings as Large street trees to buildings were even istory, mostly during	oment within the By 1910, three t and Jefferson amily ract are mostly street at roughly accessible from are ntually
B11. Additional Re <b>B12. References:</b>		ıtes: (List attribu	tes and co	des) HF	2. Sin	gle family pr	operty		
B13. Remarks:						N			
B14. Evaluator:	1611 S. Pacif	kie iic Coast Highway ach, CA 90277		eservation Asso	ociates				
Date of Evaluatio				4/2	7/2009				
		eserved for officia	l comment						
	, opace it	see to omola	. commont	,					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2701 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract. In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height.

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2702 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2702 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Craftsman residential building; side gable roof and front gable extension with flared eaves, exposed rafter tails, knee braces and composite shingle cladding; concrete foundation; exterior brick and stucco chimney; wood clapboard siding on exterior walls; concrete steps leading to full-width, partially enclosed entry porch; five square columns supporting porch roof; wood entry door within porch; fixed wood windows; casement wood windows; aluminum sliding windows (alteration); vertical wood slat vents under side-gable roof; security bars on windows (alteration); metal screens on entry doors and windows (alteration); metal fence (alteration); rectangular hipped roof additions on east elevation. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and north elevations, Lkg SE, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: BARTHOLOMEW, MAUDIE 2702 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/27/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

<b>D</b>					NDHDS	tatus Code:	5D3
Page 2 of 3	_		/A : 11		_		<i>3D3</i>
	Re	esource Name or #	(Assigned by re	ecorder)	2702 HARVARL	) BLVD	
B1. Historic Name:							
B2. Common Nam							
B3. Original Use:	Residential		B4. Present Us	se: <i>Res</i>	idential		
B5. Architectural	•			\			
	-	tion date, alterations,			1 11-41-in Divilala	Daala 8 Janaa	O4 (0 500
03/02/1907: buildir	ng permit for 1-story r	residence. Owner: Polesidence. Owner: W. esidence. Owner: W. og porch attached to re	C. Harris. Archit				. Cost: \$2,500.
B7. Moved? ✓ B8. Related Featu		nknown Date:	C	Original L	ocation:		
B9a. Architect: J.					er: Poole & Jone	es	
B10. Significance		d and Horsecar Subu	•			A !! b ! -	Outrasta A O
Period of Sig			operty Type				Criteria A, C Also address integrity.)
•		burbs; Streetcar Su		by meme,	penou, and geo	grapriic scope. 7	Also address integrity.)
surrounded by f area was prope streetcar lines ra	armland and considuted by the advent of all all all all all all all all all al	dered a great distar of the horsecar, cab	nce from the co ole car, and la Adams Boule	ity cente ter the ele vard to th	r of Los Angele ectric car, conr e north, Weste	es. Residential necting it to dov rn Avenue to t	n in 1887, the tract was development within the wntown. By 1910, three he west and Jefferson single-family
residential and of the same distant the adjoining all particularly evid	consist of rectangul nce creating wide fr eys. Street featur ent along Hobart B	lar lots separated b ont yards. Behind es within the tract in coulevard. Comme	y rear alleywa many of the r nclude consist ercial buildings	ays. The esidence tent sidev and mul	residences ar s are garages valks and plant ti-family apartn	e all set back fi and ancillary b tings. Large s nent buildings v	
B11. Additional Re B12. References:	source Attributes: (L	ist attributes and cod	es) HP	2. Single f	amily property		
LA City Permits, Lo	os Angeles Times, Sa	anborn Maps					
B13. Remarks:				L	N		
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coas	-	servation Assoc	ciates			
	Redondo Beach, CA	90277					
Date of Evaluation	n:		4/27/	/2009			
	(This space reserved	for official comments	i.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2702 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Dat	e		
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	2713 HA	RVARD BLVD			
<b>P2. Location:</b> Not for Publication	tion <b>U</b> nrestricted	a. Co	ounty Los A	ngeles			
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)		•				
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;		B.M.
c. Address: 2713	S HARVAF	RD BLVD Ci	ity LOS ANGE	LES	Zip	90018	
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	;	mE/	mN		
e. Other Locational Data (e.g. Parce	#, directions to resource, eleva	ition, etc., as appro	priate)				
Oriented with primary (east) elevation	n facing east. Located on the w	est side of Harvard	Boulevard betw	reen 27th Street a	nd 29th St	reet.	
				Parcel No.	505301	3025	
P3 Description: (Describe resources	and its major elements. Includ	e design, materials	, condition, alter	ations, size, and I	boundaries	.)	
One story; rectangular plan; Craftsr braces and composite shingle clade on exterior walls; concrete steps less sitting altop brick piers support the windows, some with diamond paneside gable roof; security bars on so link fence (alteration); garage buildi	ding; concrete foundation; exacting to partial-width recessioner roof; criss-cross patters; double-hung wood windowne windows (alteration); me	aterior brick chimi ed entry porch; po rned balustrade; i vs; aluminum slid etal screens on e	ney; wood clap orch partially e two entry door ding windows (	oboard siding ar enclosed (alterat s within porch (a alteration); woo	nd stucco tion);squa alteration, d slat ven	(alteration ared colu ared vi ared under	ion) umns wood r
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Multiple family prope	_	Dietrict Oth	er (Isolates	e etc.)	
F4. Resources Fresent.		Site District	Liement of	DistrictOtt	ei (isolales	s, etc.)	
			(N E P 1: P B 2 L P (N La G	5b Description of View, date, access ast elevation, Lkg 6. Date Construct Prehistoric 907, Los Angeles 7. Owner Addres ETTON, WILLIAM 713 S HARVARD OS ANGELES CA 8. Recorded by: Name, affiliation, a paura Vanaskie ealvin Preservation 611 S. Pacific Contended Beach, Contended Be	sion #)  If W, 3/3/09  Ited/Age a  Histor  County As  If AND BER  BLVD  A, CA 9001  and addres  If Associate  ast Highwa  If A 90277	nd Source ric  ssessor  RTHELL  8  s)	Both
			The same of the sa	10. Survey Type: tensive Level Sui	•	oe)	
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")					
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obj Archaeological Record	ect Record 🔲 L	District Record Linear Feature R Milling Station Re	ecord Artifa	x Art Record act Record ograph Re		

_			NRHP Status Code: 5D3
Page 2 of 3			
	Resource Name	or # (Assigned by	y recorder) 2713 HARVARD BLVD
B1. Historic Name	:		
B2. Common Nam	ne		
B3. Original Use:	Residential	B4. Present	t Use: Residential
B5. Architectural	•		
B6. Construction			
3/31/1932: Alterat	g permit to construct residence at 27 ion permit for addition onto one bedro g permit for garage construction.		rner: illegible. Architect: illegible. Contractor: illegible. Cost: illegible. rvard.
B7. Moved? v	☑ No ☐ Yes ☐ Unknown Datures:	<b>e</b> :	Original Location:
_			
B9a. Architect:			B9b. Builder:
B10. Significance		•	ar <b>Area</b> 6359.27375012
Period of Signature		Property Type	••
•	ce in terms of historical of architectured and Horsecar Suburbs; Streeto		ned by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great elled by the advent of the horseca an along the perimeter of the trac	distance from the r, cable car, and t on Adams Bou	etcar suburb. At the time of its subdivision in 1887, the tract was the city center of Los Angeles. Residential development within the dilater the electric car, connecting it to downtown. By 1910, three culevard to the north, Western Avenue to the west and Jefferson arles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separa nce creating wide front yards. Be leys. Street features within the t dent along Hobart Boulevard. Co	ted by rear alleyt chind many of the ract include cons mmercial buildin	orth-south and east-west. The parcels within the tract are mostly arranged with the street at roughly the residences are all set back from the street at roughly the residences are garages and ancillary buildings accessible from sistent sidewalks and plantings. Large street trees are not multi-family apartment buildings were eventually Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes ar	d codes) HF	IP 3. Multiple family property
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:			N
B14. Evaluator:	1611 S. Pacific Coast Highway, Ste.	reservation Ass 104	sociates
Data of Freebook	Redondo Beach, CA 90277		/27/2009
Date of Evaluation			72/72009
	(This space reserved for official com	ments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2713 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Dat	e		_
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	2723	HARVARD BLVD			
<b>P2. Location:</b> Not for Publication	tion V Unrestricted	a. C	county Los	s Angeles			
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)						
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;		B.M.
c. Address: 2723	S HARVAR	RD BLVD (	City LOS ANO	GELES	Zip	90018	
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	;	mE/	mN		
e. Other Locational Data (e.g. Parce	I #, directions to resource, eleva	ition, etc., as appr	ropriate)				
Oriented with primary (east) elevation	n facing east. Located on the w	est side of Harvar	rd Boulevard be	etween 27th Street a	and 29th St	reet.	
				Parcel No.			
P3 Description: (Describe resources	and its major elements. Includ	e design, material	ls, condition, al	terations, size, and	boundaries	.)	
One story; square plan; Transitiona and composite shingle cladding; co steps leading to partial-width entry entry door with six lights within port multi-light upper panes; wood slat wood truss design on porch gable; (alteration); garage building located	ncrete foundation; interior br borch; three square columns ch; fixed wood windows, som rent under gable-on-hip roof; angled bay; picket fence ato	rick chimney; wo is supporting port ne with multi-ligh carved wood ro p masonry block	ood clapboard ch's front gab nt transoms; d oof brackets;	d siding on exterio ble roof; diagonal p double-hung wood wood corbels alor	r walls; co porch rail <sub>l</sub> I sash win ng cornice	oncrete posts; w dows w ; decora	ood ith ative
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family prop	_	of District Oth	er (Isolates	s, etc.)	
				P5b Description of (View, date, access East and north eleem P6. Date Construct Prehistoric 1904, Los Angeles	sion #)  vations, Lkg  cted/Age a  Histor	nd Sour	
				P7. Owner Address SINGLETON, JERR 2723 S HARVARD LOS ANGELES CA	ss: RY R BLVD		
		1 Dina		P8. Recorded by:			
				(Name, affiliation, a	and addres	s)	
				Laura Vanaskie			
				Galvin Preservation	n Associate	es:	
		<b>人</b> 国产		1611 S. Pacific Co	ast Highwa	ıy, Ste.	
				Redondo Beach, C	A 90277		
				P9. Date Recorde	۸٠	4/27/2	ററര
				P10. Survey Type			003
				Intensive Level Su		,,,	
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")					
Attachments: NONE	Continuation Sheet	<b>✓</b>	District Record	d Rocl	k Art Recor	·d	
☐ Location Map	Building, Structure, and Obj	ect Record	Linear Feature	Record Artifa	act Record		
Sketch Map	Archaeological Record		Milling Station	Record Phot	tograph Re	cord	
Other: (List)							

_		NRHP Status Code:	5D3
Page 2 of 3			3D3
	Resource Name or # (Assigned by re	ecorder) 2723 HARVARD BLVD	
B1. Historic Name	e:		
B2. Common Nam	ne		
B3. Original Use:		se: Residential	
B5. Architectural	•		
B6. Construction		•	)
	ng permit to construct residence. Owner: Nettie M. Smith. A ng permit to construct garage.	rchitect: H.E. Smith. Builder: same. Cost: \$	1,800.
o, _ , , , o o , , _ a	ig pomit to concluding a lager		
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date: C	Original Location:	
B8. Related Feat	rures:		
B9a. Architect: F	H.F. Smith	39b. Builder: <i>H.E. Smith</i>	
B10. Significance			
Period of Si			Criteria A, C
	nce in terms of historical or architectural context as defined	· ·	•
	ad and Horsecar Suburbs; Streetcar Suburbs		3 , ,
	ictor Hall Tract is a good example of an early streetca		
	farmland and considered a great distance from the c		
	elled by the advent of the horsecar, cable car, and lat ran along the perimeter of the tract on Adams Boulev		
	he south. By 1912, most of the parcels in the Charle		
residences.		- · · · · · · · · · · · · · · · · · · ·	
		<u>-</u>	
	laid out on a rectangular grid of streets running north-		
	I consist of rectangular lots separated by rear alleywa Ince creating wide front yards. Behind many of the re		
	illeys. Street features within the tract include consist		
	dent along Hobart Boulevard. Commercial buildings		
constructed alo	ong the perimeter streets of Western, Adams and Jef	ferson later in the tract's history, mostl	y during the 1920s.
P11 Additional P	esource Attributes: (List attributes and codes) HP 2	2. Single family property	
B12. References:		z. Single family property	
LA City Permits, L	Los Angeles Times, Sanborn Maps		
B13. Remarks:		AL	
		[N]	
D44 Freebreten	Laura Vanastia	sistes.	
B14. Evaluator:		ates	
	1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277		
Date of Evaluation	·	/2009	
Date of Evaluation		2003	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2723 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2726 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2726 HARVARD BLVD City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with flared eaves, exposed notched rafter tails, knee braces and composite shingle cladding; front-gable dormer; concrete foundation; exterior brick chimney; wood clapboard siding on exterior walls; concrete steps with tile cladding leading to partial-width entry porch; two square columns supporting porch roof; wood entry door within porch; fixed wood windows; casement wood windows; double-hung wood windows; metal screens on entry door and windows (alteration); security bars on windows (alteration); metal fence atop concrete block retaining wall (alteration); shed roof addition on east elevation (alteration); garage building located at northeast corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and north elevations, Lkg SE, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: DELGADO, MANUEL D AND MARIBE 2726 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/27/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ■ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

_		NRHP Status Code:	5D3
Page 2 of 3			3D3
	Resource Name or # (Assigned by recorde	er) 2726 HARVARD BLVD	
B1. Historic Name	e:		
B2. Common Nam			
B3. Original Use:	Residential B4. Present Use:	Residential	
B5. Architectural	•		
B6. Construction		,	
	ling permit for 2-story residence. Owner: Poole & Jones. Archited ing permit for 1-story residence. Owner: Thomas E. Telfer. Archi		
B7. Moved? v		nal Location:	
B9a. Architect:	J.A. Mathis B9b. E	Builder: Poole & Jones	
B10. Significance			
Period of Signature		dential Applicable	e Criteria A, C
	nce in terms of historical or architectural context as defined by the ad and Horsecar Suburbs; Streetcar Suburbs	eme, period, and geographic scope.	Also address integrity.)
surrounded by area was prope streetcar lines i	ictor Hall Tract is a good example of an early streetcar su farmland and considered a great distance from the city co elled by the advent of the horsecar, cable car, and later th ran along the perimeter of the tract on Adams Boulevard ne south. By 1912, most of the parcels in the Charles Vic	enter of Los Angeles. Residential re electric car, connecting it to do to the north, Western Avenue to	I development within the wntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets running north-sout consist of rectangular lots separated by rear alleyways. nce creating wide front yards. Behind many of the reside lleys. Street features within the tract include consistent s dent along Hobart Boulevard. Commercial buildings and ong the perimeter streets of Western, Adams and Jefferso	The residences are all set back ences are garages and ancillary b sidewalks and plantings. Large s multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B11. Additional Re		ngle family property	
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Laura Vanaskie reservation Associates 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277		
Date of Evaluation			
Date of Evaluation		]	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2726 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		KIT SIG	atus Code 5D3			
	Review Code	Reviewer			Date		_
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder	)	2727 HARVARD BLV	D		
P2. Location: Not for Publica			Count	y Los Angeles			
and (P2b and P2c or P2d. Attach a		_	_	4/4 of 4/4 of Co.			ВΜ
b. USGS 7.5' Quad c. Address: 2727	Date T S HARVAR	; R	,	1/4 of 1/4 of Sec LOS ANGELES	; ; Zip	90018	B.M.
d. UTM: (Give more than one for la		Zone	City	: mE/	mN	90010	
e. Other Locational Data (e.g. Parce	•		propria	,			
Oriented with primary (east) elevation					Street and 29ti	h Street.	
P3 Description: (Describe resources	s and its major elements. Include	e design mater	ials co	Parcel adition alterations size			
One and one-half stories; rectangu	•	•					rafter
tails and composite shingle claddin steps with tile cladding leading to p lights and sidelights within porch; fi diamond panes; wood slat vent und concrete block retaining wall (altera	g; front gable dormer; concre partial-width entry porch; two ixed wood windows, one with der dormer gable; wood roof	ete foundation square colum stained glass	; wood ns sup s transc	l clapboard siding on e. porting porch roof; woo om; double hung wood	xterior walls; od entry dooi sash windov	concret with four ws, some	e ur e with
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		S <i>ingle family pr</i> e			Other (Isolate	es, etc.)	
		JUG	100	P5b Descriptio			
		MARK	1	(View, date, ac East elevation,	•	2	
			V.	P6. Date Cons	-		cos.
		A WAY		Prehisto			Both
			AL A	1906, Los Ang			DOIN
			- Constant	P7. Owner Ad	•	0000001	
				HOWARD,SIB			
	2	W. A. A.		2727 S HARVA			
			A.	LOS ANGELES	S CA, CA 900	18	
		Jan T		P8. Recorded	bv:		
		A A Tak	S.C.	(Name, affiliation	-	ss)	
A THE PARTY OF THE		4.4.4	* 1	Laura Vanaski		,	
				Galvin Preserv	ation Associa	tes	
				1611 S. Pacific	Coast Highw	ay, Ste.	
		YO'I WAR		Redondo Bead	h, CA 90277		
			3	P9. Date Reco	rded:	4/27/2	009
		Y		P10. Survey T	ype: (Descr	ibe)	
		11111		Intensive Leve	Survey		
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")					
		_	_				
Attachments: NONE	Continuation Sheet	_	_	<u> </u>	Rock Art Reco		
Location Map	Building, Structure, and Obje	ect Record _	_		Artifact Record		
☐ Sketch Map ☐ Other: (List)	Archaeological Record		⊔ IVIIIIIr	ng Station Record	Photograph R	ecora	

Page 2 of 3	NRHP Status Code: 5D3
	Resource Name or # (Assigned by recorder) 2727 HARVARD BLVD
B1. Historic Name	
B2. Common Nam	ne
B3. Original Use:	Residential B4. Present Use: Residential
B5. Architectural	•
B6. Construction	
No original buildin	д ретіт.
_	No ☐ Yes ✓ Unknown Date: Original Location:
B8. Related Featu	ures:
B9a. Architect:	B9b. Builder:
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6362.52250037
Period of Sig	gnificance: 1878-1948 Property Type Residential Applicable Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs
The Charles Vi	istar Hall Treat is a good example of an early streeteer publish. At the time of its subdivision in 1997, the treat was
	ctor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was farmland and considered a great distance from the city center of Los Angeles. Residential development within the
	elled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three
streetcar lines i	ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson
	e south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residences.	
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	consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly
	nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from
	lleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually
	ong the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)  HP 2. Single family property
	.os Angeles Times, Sanborn Maps
,	
	<b>A</b>
B13. Remarks:	
	N
B14. Evaluator:	
	1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277
Date of Evaluatio	
Date of Evaluation	
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2727 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		iaius code 3D3	
	Review Code	Reviewer	Da	te
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica		a. Cour	2806 HARVARD BLVD  nty Los Angeles	
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad	Location Map as necessary.)  Date T	; R ;	1/4 of 1/4 of Sec	; B.M.
c. Address: 2806	S HARVAR	RD BLVD City	LOS ANGELES	Zip 90018
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce Oriented with primary (west) elevation			,	and 20th Stroat
Oriented with primary (west) elevation	on lacing west. Located on the e	asi side di Harvard B	ouievard between 27th Street	and 29th Street.
			Parcel No	
• `	and its major elements. Include	•		,
One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with flared eaves, exposed notched rafter tails and composite shingle cladding; front gable porch roof; concrete foundation; exterior brick chimney cut off at roof line; wood clapboard siding and stucco on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door within porch; fixed wood windows with diamond pane transoms; double-hung wood windows, some with diamond panes; wood slat vent under gable-on-hip; wood roof brackets; wood corbels; angled bays on side elevations; shed roof addition on east elevation (alteration); metal screens on windows and entry door (alteration); metal awnings over some windows (alteration); metal fence (alteration); garage building at northeast corner of property.				
P3b. Resource Attributes: (List attribu	ites and codes) HP 2. S	Single family property		
P4. Resources Present:  Building	☐ Structure ☐ Object ☐	Site District	☐ Element of District ☐ Oth	ner (Isolates, etc.)
			P5b Description of (View, date, access West elevation, LF P6. Date Constru Prehistoric 1905, Los Angeles P7. Owner Addre GRANT, ELLA MA 2806 S HARVARE LOS ANGELES CP8. Recorded by: (Name, affiliation, Laura Vanaskie Galvin Preservation)	f Photo: ssion #)  kg E, 3/3/09  cted/Age and Sources:  ✓ Historic □ Both s County Assessor  ss: AND D BLVD A, CA 90018 : and address)  on Associates bast Highway, Ste. CA 90277  ed: 4/27/2009 e: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record Line	ear Feature Record	ck Art Record fact Record otograph Record

Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by r	recorder) 2806 HARVARD BLVD
B1. Historic Name	ž:	
B2. Common Nam	10	
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural	•	
B6. Construction	•	
	ng permit to construct residence. Owner: Verdella Collins. tion permit to screen porches.	Architect: none. Builder: S.P. Scott. Cost: \$2,100.
7/10/1919. Alleral	ion permit to screen porches.	
B7. Moved? ▼	☑ No 🗌 Yes 🗌 Unknown Date:	Original Location:
B8. Related Featu	ures:	
DO- Arabitant		DOL Duilden, C.D. Coott
B9a. Architect:	Thomas Doilyand and Haranaar Cubumba Chrastan	B9b. Builder: S.P. Scott
B10. Significance Period of Significance		Residential Applicable Criteria A, C
		d by theme, period, and geographic scope. Also address integrity.)
	ad and Horsecar Suburbs; Streetcar Suburbs	7 by theme, period, and geographic scope. Also address integrity.)
meme. Ramoa	d and Horsecal Suburbs, Streetcal Suburbs	
The Charles Vi	ctor Hall Tract is a good example of an early streets	car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
residences.	e south. By 1912, most of the parcers in the Charl	les Victor Hall Tract were improved with single-family
roordorrood.		
		h-south and east-west. The parcels within the tract are mostly
		rays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
		stent sidewalks and plantings. Large street trees are is and multi-family apartment buildings were eventually
		efferson later in the tract's history, mostly during the 1920s.
		, , , , , , , , , , , , , , , , , , ,
B11. Additional Re B12. References:	,	P 2. Single family property
	Los Angeles Times, Sanborn Maps	
Lit Oily I ollinio, L	.so ringolos rimos, sambom maps	
		Λ
B13. Remarks:		
Bro. Romano.		
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	on: 4/2	7/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2806 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKIIF Stati	us code 3D3	
	Review Code	Reviewer	Dat	te
Page 1 of 3 P1. Other Identifier: P2. Location: Not for Publica		ed by recorder)  a. County	2812 HARVARD BLVD  Los Angeles	
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad c. Address: 2812 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (west) elevation	Date T S HARVAR  rge and/or linear resources) 2 I #, directions to resource, elevar	D BLVD City L Zone ion, etc., as appropriate	•	; B.M. Zip 90018 mN eet and 29th Street.
P3 Description: (Describe resources One and one-half stories; square particular front gable porch roof; concrete four porch; four square tapered columns within porch; fixed wood windows validing window (alteration); vertical shed roof addition on east elevation (alteration); metal fence (alteration)	ndation; wood clapboard sidl s and square beams supporti vith multi-light transoms; dou board shades under gables; n (alteration); skylight on roof	esidential building; sic ng on exterior walls; on ng porch's gable roof, ole hung wood sash o wood brackets suppo (alteration) metal scr	le gable roof with compo concrete steps leading to ; wood entry door with di vindows; casement wood rting shades; angled bay	boundaries) site shingle cladding; partial-width entry amond pane sidelights d windows; aluminum on north elevation;
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site ☐ District ☐ E	Element of District  Oth	ner (Isolates, etc.)
2812			P5b Description of (View, date, acces East elevation, Lkg P6. Date Construct Prehistoric 1905. Los Angeles P7. Owner Addres KIM, HANACAN H 1611 S VERMONT LOS ANGELES CA P8. Recorded by: (Name, affiliation, a Laura Vanaskie Galvin Preservatio 1611 S. Pacific Co Redondo Beach, CA P9. Date Recorde P10. Survey Type Intensive Level Su	sion #) g W, 3/3/09 cted/Age and Sources:  Historic Both s County Assessor ss: AND KYE K T AVE A, CA 90006 and address) on Associates east Highway, Ste. CA 90277 ed: 4/27/2009 e: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	'none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	□ Continuation Sheet     □ Building, Structure, and Obje     □ Archaeological Record	ct Record Linear	Feature Record Artif	k Art Record act Record tograph Record

			NI	RHP Status Cod	<b>le</b> : 5D3	
			141	VIII Otatus Oou	ie. 000	
Resource Name or #	(Assigned by re	ecorder)	2812 HAF	RVARD BLVD		
lential	B4. Present U	Jse: R	esidential			
Transitional Craftsman						
(Construction date, alterations	, and date of alte	erations)	)			
o construct garage. for addition of one story.						
Yes Unknown Date:	(	Original	Location:			
	•					
				• •		•
		i by then	ie, periou, ai	id geographic sc	cope. Also address	s integrity.)
d and considered a great dista the advent of the horsecar, ca g the perimeter of the tract on	nnce from the o ble car, and la Adams Boule	city cen ater the evard to	ter of Los A electric car the north,	Angeles. Reside , connecting it Western Avenu	ential developme to downtown. B ue to the west and	nt within the ly 1910, three d Jefferson
of rectangular lots separated in ting wide front yards. Behind treet features within the tract ag Hobart Boulevard. Commi	by rear alleywa d many of the l include consis ercial buildings	ays. Ti residen stent sid s and m	he residend ces are gar lewalks and nulti-family a	ces are all set bages and ancil I plantings. La Apartment build	back from the stre llary buildings acc arge street trees a dings were eventi	eet at roughly cessible from are ually
Attributes: (List attributes and co	des) <i>HP</i>	2. Singl	e family prop	perty		
es Times, Sanborn Maps						
			N			
Pacific Coast Highway, Ste. 104	eservation Asso	ciates				
и феасп, СА 90277	107	7/2000				
		72009				
ace reserved for official comment	s.)					
	Transitional Craftsman  (Construction date, alterations to construct residence. Owner: Construct garage. For addition of one story, it to change out window and door garage.  Example Of the Construct garage.  Tract is a good example of and and considered a great district advent of the horsecar, can get the perimeter of the tract on By 1912, most of the parcel on a rectangular grid of streets of rectangular lots separated in the street features within the tract and Hobart Boulevard. Common the considered street features within the tract and Hobart Boulevard. Common Hobart Boulevard. Common the street streets of Western, when the considered is the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. Common the street features within the tract and Hobart Boulevard. The street features within the tract and Hobart Boulevard. The street features withi	Transitional Craftsman  (Construction date, alterations, and date of alt to construct residence. Owner: Charlotte H. Fitch construct garage. for addition of one story. it to change out window and door, enlarge windo  Yes Unknown Date:  E. Railroad and Horsecar Suburbs; Streetcar ce: 1878-1948 Property Type ms of historical or architectural context as defined dand considered a great distance from the the advent of the horsecar, cable car, and leg the perimeter of the tract on Adams Boules By 1912, most of the parcels in the Charlotte for a rectangular lots separated by rear alleywesting wide front yards. Behind many of the street features within the tract include consisting Hobart Boulevard. Commercial building perimeter streets of Western, Adams and Jechthal Streets (List attributes and codes)  Attributes: (List attributes and codes)  HF. Marshie reservation Associated for the parcels in the Charlotte for the street features within the tract include consisting Hobart Boulevard. Commercial building perimeter streets of Western, Adams and Jechthal Streets (List attributes and codes)  Attributes: (List attributes and codes)  HF. Marshie reservation Associated for the parcels in the Charlottes (List attributes and codes)  Pacific Coast Highway, Ste. 104  Deach, CA 90277	Idential B4. Present Use: Ri Transitional Craftsman  It (Construction date, alterations, and date of alterations) to construct garage. For addition of one story, it to change out window and door, enlarge window opening it to change out window and door, enlarge window opening it to change out window and door, enlarge window opening it to change out window and door, enlarge window opening it to change out window and door, enlarge window opening it to change out window and door, enlarge window opening it to change out window and door, enlarge window opening it to change out window and door, enlarge window opening it to change out window and door, enlarge window opening it to change window opening window open	Rential B4. Present Use: Residential Transitional Craftsman:  (Construction date, alterations, and date of alterations) to construct residence. Owner: Charlotte H. Fitch. Architect: none. But o construct garage. for addition of one story. It to change out window and door, enlarge window openings, remove in the change out window and door, enlarge window openings, remove in the change out window and door, enlarge window openings, remove in the change out window and door, enlarge window openings, remove in the change of the change	Idential B4. Present Use: Residential Transitional Craftsman  (Construction date, alterations, and date of alterations) to construct garage. To addition of one story. It to change out window and door, enlarge window openings, remove non-structural window and door, enlarge window openings, remove non-structural window.  B9b. Builder: E.S. Williamson  B9b. Builder: E.S. W	lential B4. Present Use: Residential  Transitional Craftsman:  (Construction date, alterations, and date of alterations):  to construct residence. Owner: Charlotte H. Fitch. Architect: none. Builder: E.S. Williamson. Cost: \$2,000 oonstruct garage. for addition of one story. it to change out window and door, enlarge window openings, remove non-structural walls for kitchen rem  (Pyes Unknown Date: Original Location:  B9b. Builder: E.S. Williamson  Construct gard and Horsecar Suburbs; Streetcar Area 7500.28045013  Applicable Criteria  Applicable

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2812 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/27/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D:

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2814 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2814 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; square plan; Transitional Craftsman residential building; hipped roof with exposed notched rafter tails and composite shingle cladding; front gable porch roof; concrete foundation; interior brick chimney; wood clapboard siding on exterior walls; wood steps leading to partial-width entry porch; six round columns support the porch gable roof; wood entry door within porch; fixed wood windows with decorative glass transoms; casement wood windows; fixed diamond pane window; wood board pattern under porch gable; wood corbels along cornice; metal screens on some windows (alteration); wood picket fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1907, Los Angeles County Assessor P7. Owner Address: GRAVES,KRYSTAL M 2814 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/28/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

		NIDLID Ctatus Codes 5D2
Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by	recorder) 2814 HARVARD BLVD
B1. Historic Name	e:	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Present I	Jse: Residential
B5. Architectural	•	
B6. Construction		
	ng permit to construct residence. Owner: Frank C. Worrell ng permit to construct garage.	Architect: none. Builder: R. Nielsen. Cost: \$2,000.
o, 2 o, 7 o 2 o . 2 a a	g politic conclude galago.	
_		
_	✓ No U Yes Unknown Date:	Original Location:
B8. Related Feat	ures:	
B9a. Architect:		B9b. Builder: R. Nielsen
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area 6750.47899991
Period of Si	gnificance: 1878-1948 Property Type	Residential Applicable Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as define	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vi	into I lall Treat is a good example of an early atreat	car suburb. At the time of its subdivision in 1007, the treat was
		car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
streetcar lines	ran along the perimeter of the tract on Adams Boule	evard to the north, Western Avenue to the west and Jefferson
	ne south. By 1912, most of the parcels in the Char	les Victor Hall Tract were improved with single-family
residences.		
The tract was la	aid out on a rectangular grid of streets running nort	h-south and east-west. The parcels within the tract are mostly
residential and	consist of rectangular lots separated by rear alleyw	vays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
		stent sidewalks and plantings. Large street trees are is and multi-family apartment buildings were eventually
		efferson later in the tract's history, mostly during the 1920s.
D44 Additional D	Auditore (Cataliche)	20. O'cole familia account
B12. References:	,	P 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
		<b>A</b>
B13. Remarks:		
		[N]
B14. Evaluator:	Laura Vanaskia	no interes
B14. Evaluator:	Laura Vanaskie reservation Asso 1611 S. Pacific Coast Highway, Ste. 104	iciales
	Redondo Beach, CA 90277	
Date of Evaluation	•	8/2009
Dato of Evaluation	(This space reserved for official comments.)	32000
	(This space reserved for official confinents.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2814 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/28/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

nomiai

	Other Listings	N	RHP Sta	tus Code 5D3			
	Review Code	Reviewer			Date		
Page 1 of 3 P1. Other Identifier: 2823 Harvard E		·	•	2821 HARVARD BLV	'D		
P2. Location:	Location Map as necessary.)		a. County				БМ
b. USGS 7.5' Quad c. Address: 2821	Date T S HARVAF	; <b>R</b> RD BI VD	,	<b>1/4 of                                   </b>	-	90018	B.M.
d. UTM: (Give more than one for la	_	Zone	J., .	; mE/	mN	000.0	
e. Other Locational Data (e.g. Parce	#, directions to resource, eleva	ition, etc., as a	ppropriat	e)			
Oriented with primary (east) elevation	on facing east. Located on the w	est side of Har	vard Bou	llevard between 27th Str	eet and 29th St	reet.	
P3 Description: (Describe resources	and its major elements. Includ	e design mate	rials cor	Parce			
One story; rectangular plan; Transi	•	•				•	nd
composite shingle cladding; concre to full-width entry porch; two square double-hung wood sash windows; porch walls; wood brackets support	ete foundation; wood clapboa e columns supporting porch w wood slat vents under roof g	rd and wood roof; wood er able; decorat	shingle ntry door	siding on exterior wal with diamond pane s	ls; concrete st idelights withi	teps lea in porch;	ding
P3b. Resource Attributes: (List attribu	utes and codes) HP 2.	Single family p	roperty				
P4. Resources Present: ✓ Building	☐ Structure ☐ Object ☐	Site Dis	trict	Element of District	Other (Isolates	s, etc.)	
XVIII				P5b Description	on of Photo:		
				(View, date, ad East elevation	ccession #) , <i>Lkg W, 3/3/0</i> 9		
		-		P6. Date Cons	structed/Age a	nd Sour	ces:
				Prehisto 1908, Los Ang	oric		Both
				P7. Owner Ad	dress:		
	SENTENCE DE L'ANDRE DE			MCQUIRTER,	JOSEPH L ANI	DORO C	
	ZX 2823		1	5439 MARJA			
		2021 T			'S CA, CA 9005	6	
	o i i			P8. Recorded	by: on, and address	c)	
			10 %	Laura Vanask		5)	
					ation Associate	es es	
			a Mara de sussales	1611 S. Pacifi	c Coast Highwa	y, Ste.	
The second secon	The state of the s			Redondo Bea	ch, CA 90277		
ALC: NO.	$y_{i} = -\frac{1}{2} N_{i}$	100		P9. Date Reco		4/28/2	009
		and Anna - E		P10. Survey 1 Intensive Leve		эe)	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")					
Attachments: NONE	Continuation Sheet	ſ	<b>✓</b> Distri	ct Record	Rock Art Recor	·d	
Location Map	Building, Structure, and Obj		_	r Feature Record	Artifact Record	-	
Sketch Map	Archaeological Record	[	Millin	g Station Record	Photograph Re	cord	

Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by re	ecorder) 2821 HARVARD BLVD
B1. Historic Name	<b>3</b> .	
B2. Common Nam		
	Residential B4. Present U	se: Residential
B3. Original Use:		se. Residential
B5. Architectural	•	
B6. Construction	History: (Construction date, alterations, and date of alter	erations)
B7. Moved?	— — — —	Original Location:
B8. Related Featu	ures:	
B9a. Architect:		39b. Builder:
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar I	Area 4521.29750024
Period of Sig	gnificance: 1878-1948 Property Type	Residential Applicable Criteria A, C
(Discuss importan-	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs	
		ar suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		ter the electric car, connecting it to downtown. By 1910, three
		vard to the north, Western Avenue to the west and Jefferson
	ne south. By 1912, most of the parcels in the Charle	es Victor Hall Tract were improved with single-family
residences.		
The treet week	aid out on a rootongular grid of atrooto running north	south and aget west. The percels within the treat are mostly
		-south and east-west. The parcels within the tract are mostly ays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
		tent sidewalks and plantings. Large street trees are
		s and multi-family apartment buildings were eventually
		fferson later in the tract's history, mostly during the 1920s.
	<b>3</b> · · <b>,</b> · · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , ,
B11. Additional Re	esource Attributes: (List attributes and codes) HP	2. Single family property
B12. References:	:	
LA City Permits, L	os Angeles Times, Sanborn Maps	
		<b>A</b>
D12 Domortos		
B13. Remarks:		
B14. Evaluator:	Laura Vanaskie reservation Associ	niaton
D14. Evaluator.		Jales
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	on: 4/28	/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2821 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/28/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Date
Page 1 of 3	Resource Name or #: (Assign	ned by recorder)	2900 HARVARD BLVE	)
P1. Other Identifier:				
P2. Location:		a. Co	ounty Los Angeles	
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)	1		
b. USGS 7.5' Quad	Date T	; R	; 1/4 of Sec	; B.M.
c. Address: 2900	S HARVAF	RD BLVD Ci	ity LOS ANGELES	Zip 90018
d. UTM: (Give more than one for la	_	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce	I #, directions to resource, eleva	ation, etc., as appro	priate)	
Oriented with primary (west) elevation and 29th Street.	on facing west. Located on the e	east side of S. Harv	ard Boulevard at the intersecti	on of S. Harvard Boulevard
			Parcel	
• ` `	and its major elements. Includ	•		,
One story and one-half stories; rectangular plan; Craftsman residential building; side gable roof with exposed notched rafter tails, flared eaves and composite shingle cladding; front gable dormer; exterior stone masonry chimney; concrete foundation; wood clapboard siding on exterior walls; brick steps leading to full-width entry porch; four round columns supporting porch roof; two wood entry doors within porch (alteration); secondary door on north elevation; fixed wood windows with and without transoms; fixed wood window with diamond panes; double hung wood sash windows; wood slat vent under roof gable; decorative wood screens on porch; wood brackets supporting roof; possible addition to east elevation (alteration); metal and brick fence (alteration); garage building at southeast corner of property.				
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family prope	Element of District	Other (Isolates, etc.)
			P6. Date Const  Prehistor 1904, Los Ange P7. Owner Add PHILLIPS, PATH 917 E HYDE PA INGLEWOOD C P8. Recorded to (Name, affiliatio) Laura Vanaskie Galvin Preserva	elevations, Lkg SE, 3/3/09 elevations, Lkg SE, 3/3/09 eructed/Age and Sources: fic  Historic  Both eles County Assessor eless: RICIA N TR ARK BLVD CA, CA 90302 by: n, and address)
			Redondo Beach	n, CA 90277
			P9. Date Recor P10. Survey Ty Intensive Level	rpe: (Describe)
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")	<del></del>	
Attachments: NONE Location Map Sketch Map	Continuation Sheet Building, Structure, and Obj Archaeological Record	ect Record 🔲 L	inear Feature Record 🔲 A	cock Art Record rtifact Record rhotograph Record

D0(-0		NRHP Status Code: 5D3
Page 2 of 3	Page uses Name of # (Assigned by recorder) 200	OO HARVARD BLVD
5	( 5,,	OU HARVARD BLVD
B1. Historic Name		
B2. Common Nam		atial
B3. Original Use:	Residential B4. Present Use: Residential B4.	nuai
B5. Architectural B6. Construction		
10/25/1905: Buildi	ling permit for residence. Owner: Poole & Jones. Architect: J.A. Mathis. E it for alterations to kitchen, bedroom, closets, hall, additional entrance or	
B7. Moved? ✓ B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: Original Loca ures:	tion:
DO 4 111 1	P01 P 111	
B9a. Architect:	B9b. Builder:	200.4
B10. Significance		
	gnificance: 1878-1948 Property Type Residential note in terms of historical or architectural context as defined by theme, per ad and Horsecar Suburbs; Streetcar Suburbs	Applicable Criteria A, C riod, and geographic scope. Also address integrity.)
surrounded by the area was proper streetcar lines r	ictor Hall Tract is a good example of an early streetcar suburb. A farmland and considered a great distance from the city center of elled by the advent of the horsecar, cable car, and later the election ran along the perimeter of the tract on Adams Boulevard to the notes south. By 1912, most of the parcels in the Charles Victor Hall	Los Angeles. Residential development within the ric car, connecting it to downtown. By 1910, three orth, Western Avenue to the west and Jefferson
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets running north-south and elections of rectangular lots separated by rear alleyways. The reference creating wide front yards. Behind many of the residences a lleys. Street features within the tract include consistent sidewall dent along Hobart Boulevard. Commercial buildings and multifactory the perimeter streets of Western, Adams and Jefferson later	sidences are all set back from the street at roughly re garages and ancillary buildings accessible from ks and plantings. Large street trees are amily apartment buildings were eventually
B11. Additional Re	esource Attributes: (List attributes and codes) HP 2. Single fami	ly property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:	4	N
B14. Evaluator:	Laura Vanaskie reservation Associates 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	
Date of Evaluatio	·	
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2900 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/28/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKIIF 30	alus Coue 303	
	Review Code	Reviewer	Da	te
Page 1 of 3 P1. Other Identifier: P2. Location: Not for Publica		a. Coun	2908 HARVARD BLVD	
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad c. Address: 2908	Location Map as necessary.)  Date T  S  HARVAR	; R ;	1/4 of 1/4 of Sec LOS ANGELES	; <b>B.M.</b> Zip <i>90018</i>
d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (west) elevation	I #, directions to resource, eleva	Zone ition, etc., as appropria	; mE/ ate)	mN
			Parcel No	
P3 Description: (Describe resources One story; rectangular plan; Hipped composite shingle cladding; hipped exterior walls; concrete steps with f supporting porch roof; wood entry of window with diamond panes; doubt some windows (alteration); garage	roof dormer; exterior brick of aux stone masonry cladding door with four lights within po e-hung wood windows; alum	uilding; hipped roof v himney; concrete fo (alteration) leading rch; fixed wood wind ninum sliding window	vith exposed rafter tails, fla undation; vertically scored to full-width entry porch; s dows with and without tran	ared eaves and I stucco (alteration) on quare stucco columns nsoms; fixed wood
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site District	☐Element of District ☐ Oth	ner (Isolates, etc.)
		One Biother E		101 (10014100, 010.)
			Prehistoric	ssion #)
			P7. Owner Addre MELENDEZ,MIGU 2908 S HARVARD LOS ANGELES C	JEL A D BLVD
			P8. Recorded by: (Name, affiliation, Laura Vanaskie Galvin Preservatio 1611 S. Pacific Co	and address) on Associates
			Redondo Beach, ( P9. Date Recorde P10. Survey Type Intensive Level Su	ed: 4/29/2009 e: (Describe)
	The second second	in the second second second		
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record Line	ar Feature Record Artif	ck Art Record fact Record stograph Record

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned	by recorder) 2908 HARVARD BLVD
B1. Historic Name:	.,,
B2. Common Name	
B3. Original Use: Residential B4. Prese	ent Use: Residential
B5. Architectural Style: Hipped-roof cottage	
<b>B6. Construction History:</b> (Construction date, alterations, and date of	of alterations)
05/01/1906: Building permit for residence. Owner: Poole & Jones. Arch.	itect: J.A. Mathis. Builder: G.T. Shoden. Cost: \$2,200.
B7. Moved? ✓ No ☐ Yes ☐ Unknown Date:	Original Location:
B8. Related Features:	•
B9a. Architect: J.A. Mathis	B9b. Builder: G.T. Shoden
B10. Significance: Theme: Railroad and Horsecar Suburbs; Street	car Area 5999.82159989
Period of Significance: 1878-1948 Property Ty	pe Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as de	fined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Victor Hall Tract is a good example of an early str	eetcar suburb. At the time of its subdivision in 1887, the tract was
	the city center of Los Angeles. Residential development within the
	nd later the electric car, connecting it to downtown. By 1910, three
streetcar lines ran along the perimeter of the tract on Adams B Boulevard to the south. By 1912, most of the parcels in the C	oulevard to the north, Western Avenue to the west and Jefferson
residences.	nalies victor riali tract were improved with single-family
	north-south and east-west. The parcels within the tract are mostly eyways. The residences are all set back from the street at roughly
	the residences are garages and ancillary buildings accessible from
the adjoining alleys. Street features within the tract include co	nsistent sidewalks and plantings. Large street trees are
particularly evident along Hobart Boulevard. Commercial build	
constructed along the perimeter streets of Western, Adams and	a Jenerson later in the tract's history, mostly during the 1920s.
B11. Additional Resource Attributes: (List attributes and codes)  B12. References:	HP 2. Single family property
LA City Permits, Los Angeles Times, Sanborn Maps	
B13. Remarks:	N
	19
B14. Evaluator: Laura Vanaskie reservation A	Associates
1611 S. Pacific Coast Highway, Ste. 104	
Redondo Beach, CA 90277	
Date of Evaluation:	4/29/2009
(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2908 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/29/2009

#### **B10 Significance (Continued)**

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

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Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

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### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2910 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2910 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails, flared eaves, decorative knee braces and composite shingle cladding; front gable porch roof; exterior clinker brick chimney; concrete foundation; wood clapboard siding (alteration) and stone-in-stucco on exterior walls; wood steps leading to partial-width entry porch; two stone masonry square columns supporting porch gable roof; arched vent in porch base; multi-light wood entry door within porch; fixed wood windows with and without transoms; double-hung wood windows with diamond panes; angled bays on west and south elevations; wood corbels along cornice; faux half-timbering underneath the front gable; screens on some windows and entry door (alteration); garage building at southeast corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1903, Los Angeles County Assessor P7. Owner Address: NARVAEZ, RAMIRO 2910 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
3	Resource Name or # (Assigned	by recorder) 2910 HARVARD BLVD	
B1. Historic Name:			
B2. Common Name			
B3. Original Use:	Residential B4. Pres	ent Use: Residential	
B5. Architectural	Style: Transitional Craftsman		
B6. Construction	<b>History:</b> (Construction date, alterations, and date	of alterations)	
07/10/1963: buildir	ng permit for residence. Owner: Poole & Jones. Arch ng permit for garage construction. ng permit for addition of a 1-story playroom.	itect: Frank Tyler. Builder: W.W. Anderson. Cos	st: \$1,900.
B7. Moved? ✓ B8. Related Featu	No Yes Unknown Date:	Original Location:	
B9a. Architect: Fi	rank Tyler	B9b. Builder: W.W. Anderson	
B10. Significance	•	tcar <b>Area</b> 7500.15065007	
Period of Sig			e Criteria A, C
	ce in terms of historical or architectural context as de d and Horsecar Suburbs; Streetcar Suburbs	fined by theme, period, and geographic scope.	Also address integrity.)
surrounded by farea was proper streetcar lines ra	ctor Hall Tract is a good example of an early sta farmland and considered a great distance from lled by the advent of the horsecar, cable car, a an along the perimeter of the tract on Adams E e south. By 1912, most of the parcels in the C	the city center of Los Angeles. Residentia nd later the electric car, connecting it to do coulevard to the north, Western Avenue to	I development within the owntown. By 1910, three the west and Jefferson
residential and of the same distant the adjoining all particularly eviden	nid out on a rectangular grid of streets running a consist of rectangular lots separated by rear all ace creating wide front yards. Behind many of leys. Street features within the tract include co lent along Hobart Boulevard. Commercial buil ang the perimeter streets of Western, Adams an	leyways. The residences are all set back the residences are garages and ancillary on onsistent sidewalks and plantings. Large dings and multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B11. Additional Re B12. References:	source Attributes: (List attributes and codes)	HP 2. Single family property	
LA City Permits, Lo	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
	1611 S. Pacific Coast Highway, Ste. 104	Associates	
Date of Evaluation	Redondo Beach, CA 90277 n·	4/29/2009	
		1,23,2333	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2910 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/29/2009

#### **B10 Significance (Continued)**

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2914 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2914 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; one square column supporting porch roof; entry door (material unknown) with sidelights within porch; double-hung wood sash windows; casement wood windows; wood slat vent on dormer; addition to east elevation (alteration); metal screens on windows and entry door (alteration); security bars on windows (alteration); two garage buildings on eastern edge of property line. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site District Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1903, Los Angeles County Assessor P7. Owner Address: HENDERSON, MICHAEL V AND 3560 OCEAN VIEW AVE LOS ANGELES CA, CA 90066 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by	recorder) 2914 HARVARD BLVD
B1. Historic Name	<b>3</b> :	
B2. Common Nam		
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural		. Hodadiladi
B6. Construction		rerations)
	•	erations)
No original buildin 5/28/1946. Buildin	ng permit. Ing permit to construct garage.	
0,20, 10 10. Banan	ig portini to concilact garage.	
B7. Moved?	No ☐ Yes ✔ Unknown Date:	Original Location:
B8. Related Feat	ures:	
		20. 2.11
B9a. Architect:		B9b. Builder:
B10. Significance		Area 7500.15335007
Period of Signature	gnificance: 1878-1948 Property Type	Residential Applicable Criteria A, C
(Discuss importan	ice in terms of historical or architectural context as defined	by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs	
T 0 1 1		
		car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson
		es Victor Hall Tract were improved with single-family
residences.	e south. By 1912, most of the parceis in the onair	es victor riali tract were improved with single-family
roordorrood.		
The tract was la	aid out on a rectangular grid of streets running norti	n-south and east-west. The parcels within the tract are mostly
		ays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
		stent sidewalks and plantings. Large street trees are
		s and multi-family apartment buildings were eventually
constructed alo	ong the perimeter streets of Western, Adams and Je	efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes) HF	2. Single family property
B12. References:	,	
LA City Permits, L	os Angeles Times, Sanborn Maps	
		<b>A</b>
B13. Remarks:		
		INI
		E E E
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluation	on: 4/2	9/2009
	(This space reserved for official comments.)	
	Company of the control of the contro	

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2914 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/29/2009

#### **B10 Significance (Continued)**

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NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date 2919 HARVARD BLVD Page 1 of 3 Resource Name or #: (Assigned by recorder) P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2919 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Hipped Roof Cottage residential building; hipped roof with exposed rafter tails and composite roll cladding (alteration); hipped roof dormer; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four round columns supporting porch roof; entry door (material unknown) within porch; double hung wood sash windows; fixed wood window with transom; diamond pane window on dormer filled in; shed roof addition to west elevation (alteration); metal screens on windows and entry door (alteration); security bars on windows (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1908, Los Angeles County Assessor P7. Owner Address: BREWER, ANNETTE L TR 2919 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by recorder) 291	9 HARVARD BLVD
B1. Historic Name	ne:	
B2. Common Nam	me	
B3. Original Use:	: Residential B4. Present Use: Residen	tial
B5. Architectural	al Style: Hipped roof cottage	
B6. Construction	n History: (Construction date, alterations, and date of alterations)	
	ing permit. ng permit to construct garage. tion permit to add 1-story to existing dwelling.	
B7. Moved? ✓ B8. Related Featu	▼ No ☐ Yes ☐ Unknown Date: Original Locat tures:	ion:
B9a. Architect:	B9b. Builder:	
B10. Significance	ce: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5095.14	<b>1</b> 590107
Period of Sig	. , ,,	Applicable Criteria A, C
	ance in terms of historical or architectural context as defined by theme, peri and and Horsecar Suburbs; Streetcar Suburbs	od, and geographic scope. Also address integrity.)
surrounded by a area was prope streetcar lines r	Victor Hall Tract is a good example of an early streetcar suburb. As a farmland and considered a great distance from the city center of spelled by the advent of the horsecar, cable car, and later the electrical ran along the perimeter of the tract on Adams Boulevard to the notice south. By 1912, most of the parcels in the Charles Victor Hall	Los Angeles. Residential development within the c car, connecting it to downtown. By 1910, three orth, Western Avenue to the west and Jefferson
residential and the same distar the adjoining all particularly evid	laid out on a rectangular grid of streets running north-south and ead consist of rectangular lots separated by rear alleyways. The restance creating wide front yards. Behind many of the residences aralleys. Street features within the tract include consistent sidewalk ident along Hobart Boulevard. Commercial buildings and multifationg the perimeter streets of Western, Adams and Jefferson later in	idences are all set back from the street at roughly e garages and ancillary buildings accessible from s and plantings. Large street trees are mily apartment buildings were eventually
B11. Additional Re	Resource Attributes: (List attributes and codes) HP 2. Single famil	/ property
LA City Permits, L	Los Angeles Times, Sanborn Maps	
B13. Remarks:		
B14. Evaluator:	Laura Vanaskie reservation Associates 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	
Date of Evaluatio	·	
	·	
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### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2919 HARVARD BLVD

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### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5	SU3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2933 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2933 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front-gable dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; nine round columns supporting porch roof; wood entry door within porch; double-hung wood windows; fixed wood windows with transoms; aluminum sliding windows (alteration); vinyl double-hung windows (alteration); wood slat vents and unglazed window frame on dormer; wood brackets supporting gable roof; metal screens on windows and entry door (alteration); wood picket fence (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: HERNANDEZ, ARNULFO AND 2933 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/29/2009 P10. Survey Type: (Describe) P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3	
· ·	Resource Name or # (Assigned by	recorder) 2933 HARVARD BLVD	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present l	Jse: Residential	
B5. Architectural	Style: Transitional Craftsman		
	History: (Construction date, alterations, and date of al	•	
9/28/1905: Buildin	ng permit to construct residence. Owner: F.H. Geer. Archi	ect: none. Builder: F.H. Geer. Cost: \$1,800.	
P7 Moved?	A No	Original Legation	
B7. Moved? <b>№</b> B8. Related Feat	✓ No	Original Location:	
	<del></del>		
DOG Architect		DON Duildon F.H. Coor	
B9a. Architect: B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	B9b. Builder: <i>F.H. Geer</i> <b>Area</b> 6369 77519070	
Period of Significance			
		d by theme, period, and geographic scope. Also address integrity.)	
	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early street	car suburb. At the time of its subdivision in 1887, the tract was	
		city center of Los Angeles. Residential development within the	
		ater the electric car, connecting it to downtown. By 1910, three	
		evard to the north, Western Avenue to the west and Jefferson	
residences.	ne south. By 1912, most of the parcels in the Char	les Victor Hall Tract were improved with single-family	
rooidonood.			
		h-south and east-west. The parcels within the tract are mostly	
		yays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from	
		stent sidewalks and plantings. Large street trees are	•
		is and multi-family apartment buildings were eventually	
constructed alo	ong the perimeter streets of Western, Adams and Je	efferson later in the tract's history, mostly during the 1920s.	
	,	P 2. Single family property	
B12. References:	: .os Angeles Times, Sanborn Maps		
Er Chy i Cirimo, E	ace rungered runnes, carbon mape		
		<b>A</b>	
B13. Remarks:		INI	
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluation		9/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2933 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/29/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI # Trinomial

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NRHP	Status	Code	50

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2946 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2946 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; front gable dormer; block masonry chimney; block masonry foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four square block masonry columns supporting porch roof; wood entry door with tapered wood frame within porch; aluminum sliding windows in tapered wood frames; double hung wood sash windows; fixed wood side vents on dormer; metal screens on some windows (alteration); security bars on windows (alteration); garage building at northeast corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: POWELL, CLIFTON F 2946 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Co	de: 5D3
· ·	Resource Name or # (Assigned by recorder) 2946 HARVARD BLVD	
B1. Historic Name B2. Common Nam		
B3. Original Use:	se: Residential B4. Present Use: Residential	
B5. Architectural	•	
	tion History: (Construction date, alterations, and date of alterations) iilding permit to construct residence. Owner: H.G. Hildebrandt. Architect: same. Builder: same. Cos	st: \$2,000
0/24/1900. Daliali	mung permit to construct residence. Owner, 11.0. Findebrandt. Architect. Same. Dunder. Same. Cos	ν. φ2,000.
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date: Original Location:	
B8. Related Feat	Features:	
B9a. Architect: I	t: H.G. Hildebrandt B9b. Builder: H.G. Hildebrandt	
B10. Significance		
		blicable Criteria A, C
	ortance in terms of historical or architectural context as defined by theme, period, and geographic s ilroad and Horsecar Suburbs; Streetcar Suburbs	cope. Also address integrity.)
	s Victor Hall Tract is a good example of an early streetcar suburb.  At the time of its sub by farmland and considered a great distance from the city center of Los Angeles. Resic	
	ropelled by the advent of the horsecar, cable car, and later the electric car, connecting in	
	nes ran along the perimeter of the tract on Adams Boulevard to the north, Western Aven	
residences.	to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improve	эа with single-татну
<b>.</b>		
	as laid out on a rectangular grid of streets running north-south and east-west.   The parc and consist of rectangular lots separated by rear alleyways.   The residences are all set	
the same dista	istance creating wide front yards. Behind many of the residences are garages and anc	illary buildings accessible from
	g alleys. Street features within the tract include consistent sidewalks and plantings. Levident along Hobart Boulevard. Commercial buildings and multi-family apartment buil	
	I along the perimeter streets of Western, Adams and Jefferson later in the tract's history	
B11. Additional R	al Resource Attributes: (List attributes and codes)  HP 2. Single family property	
B12. References	ces:	
LA City Permits, L	its, Los Angeles Times, Sanborn Maps	
	<b>A</b>	
B13. Remarks:		
B14. Evaluator:	or: Laura Vanaskie reservation Associates	
	1611 S. Pacific Coast Highway, Ste. 104	
Data of Fredrick	Redondo Beach, CA 90277	
Date of Evaluation		
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Page 3 of 3 Resource Name or # (Assigned by recorder) 2946 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/29/2009

#### **B10 Significance (Continued)**

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

	Other Listings Review Code	Reviewer	Date	
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder) 2950	HARVARD BLVD	
P2. Location: Not for Publicat	tion <b>U</b> nrestricted	a. County Lo	s Angeles	
and (P2b and P2c or P2d. Attach a		•	5,go.oc	
b. USGS 7.5' Quad	Date T	; R ; 1/4 of	1/4 of Sec :	B.M.
c. Address: 2950	S HARVAF	, ,	,	
d. UTM: (Give more than one for la		Zone :	mE/ mN	,
e. Other Locational Data (e.g. Parcel	-	•	11114	
, <del>-</del>			d between 29th Street and 30th Stree	a <i>t</i>
Onemed with primary (west) elevated	in racing west. Located on the c	ast side of G. Harvard Boulevar	a between 29th Gireet and 30th Giree	
			Parcel No. 5053017011	
P3 Description: (Describe resources	and its major elements. Includ	e design, materials, condition, a	Iterations, size, and boundaries)	
One story; rectangular plan; Transit cladding; front gable porch roof; into walls; concrete steps leading to par secondary vinyl entry door within popanes; casement wood windows; as supporting roof; cornice-line dentils, (alteration); security bars on windows.  P3b. Resource Attributes: (List attributes)	erior brick chimney; concrete tial-width entry porch; four s brich (alteration); fixed wood luminum sliding windows (al tial faux balcony rail under don ws (alteration); chain-link fen tites and codes)  HP 2. 4	e foundation; wood clapboard quare columns supporting p windows, some with transon teration); double hung vinyl mer window; metal screens ace (alteration); garage buildi	d and wood shingle siding on exter orch roof; wood entry door within ns; fixed wood windows with dian windows (alteration); wood bracke on some windows and entry door ng at east edge of property.	erior porch; nond ets
P4. Resources Present: ✓ Building	☐ Structure ☐ Object ☐	Site District Elemen	t of District Other (Isolates, etc.)	
			P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and So  Prehistoric Historic 1905, Los Angeles County Assesso	Both
			P7. Owner Address:	
	A TOTAL OF THE PARTY OF THE PAR	No.	ZAMORA,MARIO A AND MARIA E	
	Market Committee of the		2950 S HARVARD BLVD	
		Total Carry	LOS ANGELES CA, CA 90018	
. ACCOUNTS (III) 20 PM			P8. Recorded by:	
			(Name, affiliation, and address)	
			Laura Vanaskie	
The state of the s		A A A A A A A A A A A A A A A A A A A	Galvin Preservation Associates	
		and the same of th	1611 S. Pacific Coast Highway, Ste	
		CONTRACTOR OF THE STATE OF THE	Redondo Beach, CA 90277	
			P9. Date Recorded: 4/30	0/2009
			P10. Survey Type: (Describe)	
			Intensive Level Survey	
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")		
Attack manufacture   NONE	Continuation Chart	Diam'r D.	d Dools Ant Doors	
Attachments: NONE	Continuation Sheet	✓ District Recor		
Location Map	Building, Structure, and Obj			
☐ Sketch Map☐ Other: (List)	Archaeological Record		Record	

	NRHP Status Code: 5D3
Page 2 of 3	11.00 2.000
	Resource Name or # (Assigned by recorder) 2950 HARVARD BLVD
B1. Historic Name	
B2. Common Nam	e e
B3. Original Use:	Residential B4. Present Use: Residential
B5. Architectural	•
B6. Construction	
	ing permit for residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: Poole & Jones. Cost: \$2,250. ng permit for garage construction.
03/06/1979. Dulluli	ig permit for garage construction.
B7. Moved? ✓	No Yes Unknown Date: Original Location:
B8. Related Featu	ires:
DO- Architect /	DOL Dollar Deals O James
B9a. Architect: J	
B10. Significance	
Period of Sig	1 2 21
	ce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
rneme: Raiiroa	d and Horsecar Suburbs; Streetcar Suburbs
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	elled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three
	an along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson
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	consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly
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B11. Additional Re	esource Attributes: (List attributes and codes)  HP 2. Single family property
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B13. Remarks:	
	N
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Date of Evaluatio	
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Page 3 of 3 Resource Name or # (Assigned by recorder) 2950 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

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Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer	nus Code 3D3	ate
Page 1 of 3	Resource Name or #: (Assign		2953 HARVARD BLVD	nte
P1. Other Identifier:  P2. Location: Not for Publication and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad		a. Count	Los Angeles 1/4 of 1/4 of Sec	; B.M.
c. Address: 2953 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (east) elevation	#, directions to resource, eleva	Zone tion, etc., as appropria	•	Zip 90018 mN and 30th Street.
P3 Description: (Describe resources One story; square plan; Transitional cladding; shed roof dormer with expectation on exterior walls; wood step wood entry door within porch; fixed sliding windows (alteration); wood be lattice screen on porch (alteration); (alteration); security bars on windows)	I Craftsman residential buildi posed rafter tails; interior bric s leading to partial-width enti wood windows; fixed wood v prackets supporting roof; woo metal screens on some wind	ng; side gable roof a k chimney; concrete y porch; two square vindows with diamo ad dentils along corr lows and entry door	and front gable projection e foundation; wood clapbo e columns supporting pore nd panes; casement woo nice; wood corbels under (alteration); metal awning	with composite shingle pard, wood shingle and ch's front gable roof; d windows; aluminum window bay; wood gs on some windows
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	, , ,	Single family property Site District	☐Element of District ☐ Ot	her (Isolates, etc.)
P11. Report Citation: (Cite survey report citation)	port and other sources, or enter	"none.")	Prehistoric 1906, Los Angele P7. Owner Addre BUNN,INEZ L TR 2953 S HARVARI LOS ANGELES C P8. Recorded by (Name, affiliation, Laura Vanaskie Galvin Preservation	ssion #)  In a sign with the s
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record Linea	ar Feature Record	ck Art Record lfact Record otograph Record

Page 2 of 3				NRHP Stat	us Code: 5l	D3
	Resource	Name or # (Assigned	by recorder)	2953 HARVARD B	BLVD	
B1. Historic Name	:					
B2. Common Nam	ne					
B3. Original Use:	Residential	B4. Prese	ent Use: Re	esidential		
<b>B5. Architectural</b>	Style: Transitional Crafts	man				
<b>B6. Construction</b>	History: (Construction date	, alterations, and date o	f alterations)			
07/10/1964: buildi	ing permit for residence. Owne ing permit for garage construct ing permit for 1-story room add	ion.	tect: J.A. Mati	his. Builder: Poole &	Jones. Cost: \$2,	,200.
B7. Moved? <u>▼</u> B8. Related Featu	✓ No ☐ Yes ☐ Unknown ures:	Date:	Original l	Location:		
DO 4 12 4			DOI D "			
B9a. Architect: J				der: Poole & Jones		
B10. Significance Period of Significance		orsecar Suburbs; Street Property Typ			Applicable C	riteria A, C
(Discuss importan	ce in terms of historical or arcled and Horsecar Suburbs; \$	hitectural context as def				•
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good ex farmland and considered a elled by the advent of the h ran along the perimeter of t e south. By 1912, most of	great distance from t orsecar, cable car, ar the tract on Adams Bo	the city cent ad later the e oulevard to t	er of Los Angeles. electric car, connec he north, Western	Residential de cting it to down Avenue to the	evelopment within the ntown. By 1910, three e west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular griconsist of rectangular lots once creating wide front yard leys. Street features withing the perimeter streets of the perimeter streets of	separated by rear alled ds. Behind many of the din the tract include count d. Commercial build	eyways. Th the residenc nsistent side lings and mu	e residences are a es are garages an ewalks and plantin ulti-family apartme	all set back froi nd ancillary buil gs. Large stre nt buildings we	m the street at roughly Idings accessible from eet trees are ere eventually
B11. Additional Re B12. References:	esource Attributes: (List attrib	utes and codes)	HP 2. Single	family property		
LA City Permits, L	os Angeles Times, Sanborn M	laps				
B13. Remarks:				N		
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coast Highwa Redondo Beach, CA 90277	reservation A ay, Ste. 104	Associates			
Date of Evaluatio	•		4/30/2009			
	(This space reserved for offic	ial comments.)				
	, ,					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2953 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

RHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 3006 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3006 HARVARD BLVD City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; square plan; Transitional Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; asymmetrical front gable dormer; recessed shed porch roof; interior brick chimney (alteration) and exterior brick chimney; concrete foundation; wood clapboard siding and faux stone masonry (alteration) on exterior walls; concrete steps leading to partialwidth entry porch; three square columns supporting porch's shed roof; entry door (material unknown) within porch; fixed wood windows with transoms; arched wood windows; casement wood windows with diamond panes; double hung wood sash windows; wood brackets supporting roof; angled bay on south elevation; metal screens on some windows and entry door (alteration); security bars on some windows (alteration); chain-link fence (alteration); garage building at northwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site District Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: 1907, Los Angeles County P7. Owner Address: CHAMP, ERIK AND 3006 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3			NRHP Status Code:	5D3
	Resource Name or # (Ass	igned by recorde	r) 3006 HARVARD BLVD	
B1. Historic Name	:			
B2. Common Nam	ne			
B3. Original Use:		Present Use:	Residential	
B5. Architectural	•			
1905: Building per 11/24/1928: Buildi	<b>History:</b> (Construction date, alterations, and mit for construction of residence. Owner: H.C. Fing permit for construction of garage. g permit for construction of garage.		,	oy. Cost: \$2,300.
B7. Moved?   B8. Related Featu	No Yes Unknown Date:	Origina	al Location:	
B9a. Architect: V	•		uilder: S. Damby	
B10. Significance Period of Sig	•	Streetcar Area rty Type Resid		e Criteria A, C
(Discuss important	ce in terms of historical or architectural context of and Horsecar Suburbs; Streetcar Suburb	as defined by the	• •	,
surrounded by the area was prope streetcar lines r	ctor Hall Tract is a good example of an ear farmland and considered a great distance is elled by the advent of the horsecar, cable c an along the perimeter of the tract on Adal e south. By 1912, most of the parcels in t	from the city ce ar, and later the ms Boulevard t	nter of Los Angeles. Residentia e electric car, connecting it to do o the north, Western Avenue to	I development within the owntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets runr consist of rectangular lots separated by re- nce creating wide front yards. Behind man leys. Street features within the tract includent along Hobart Boulevard. Commercial ng the perimeter streets of Western, Adam	ar alleyways. ny of the reside de consistent si I buildings and i	The residences are all set back nces are garages and ancillary i dewalks and plantings. Large multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)	HP 2. Sin	gle family property	
LA City Permits, L	os Angeles Times, Sanborn Maps			
B13. Remarks:			N	
B14. Evaluator:	1611 S. Pacific Coast Highway, Ste. 104	ation Associates		
Date of Evaluatio	Redondo Beach, CA 90277	4/30/2009		
Date of Evaluatio		7,00,2000		
	(This space reserved for official comments.)			

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3006 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3015 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3015 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; exterior brick chimney; concrete foundation; aluminum siding (alteration) and wood shingles on exterior walls; concrete steps with faux tile cladding leading to full-width entry porch; two square columns supporting porch roof; entry door (material unknown) within porch; double-hung aluminum windows (alteration); fixed aluminum windows (alteration); wood brackets supporting roof; angled bay on south elevation; metal screens on some windows (alteration); security bars on windows (alteration); metal and block masonry fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1908, Los Angeles County Assessor P7. Owner Address: PINEDA,LUIS A AND MARIA A 3015 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ☐ Continuation Sheet □ NONE ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
· ·	Resource Name or # (Assigned by	recorder) 3015 HARVARD BLVD	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present l	Jse: Residential	
B5. Architectural	•	(	
	n History: (Construction date, alterations, and date of al ling permit for residence. Owner: Tyler & Co. Architect: F.I	•	
07/11/1905. Bullal	ing permit for residence. Owner: Tyler & Co. Architect. F.i	vi. Tyler. Bullder. Tyler & Co. Cost. \$1,000.	
B7. Moved? ✓	✓ No	Original Location:	
B8. Related Feat		original Location.	
B9a. Architect: F	FM Tyler	B9b. Builder: Tyler & Co.	
B10. Significance	-	•	
Period of Signature	•		Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined	d by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early street	car suburb. At the time of its subdivisio	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and l		
	ran along the perimeter of the tract on Adams Boule ne south. By 1912, most of the parcels in the Chan		
residences.	ie south. By 1912, most of the parceis in the Char	es victor riali Tract were improved with	i sirigi <del>e-</del> iarriliy
	aid out on a rectangular grid of streets running nort consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
the adjoining al	lleys. Street features within the tract include consi	stent sidewalks and plantings. Large s	treet trees are
	dent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Je		
constructed ato	ong the perimeter streets of Western, Adams and Je	merson later in the tract's history, most	ly during the 1920s.
B11. Additional Re B12. References:	,	P 2. Single family property	
	os Angeles Times, Sanborn Maps		
-			
B13. Remarks:		N	
		1.9	
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluatio		0/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3015 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Dat	e		_
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	3019	HARVARD BLVD			
<b>P2. Location:</b> Not for Publication	tion <a> Unrestricted</a>	a. Co	ounty Los	: Angeles			
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)		•	· ·			
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;		B.M.
c. Address: 3019	S HARVAR	RD BLVD C	City LOS ANG	<i>SELES</i>	Zip	90018	
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	;	mE/	mN .		
e. Other Locational Data (e.g. Parce	I #, directions to resource, eleva	ition, etc., as appro	opriate)				
Oriented with primary (east) elevation Boulevard.	n facing east. Located on the w	est side of Harvard	d Boulevard be	tween 30th Street a	nd W. Jeffe	erson	
				Parcel No.			
• ,	and its major elements. Includ	•					
One and one-half stories; rectangul shingle cladding; interior brick chim steps leading to full-width entry port (alteration); double hung aluminum (alteration); wood brackets supportifience (alteration).	ney; concrete foundation; wo ch; four square columns sup windows (alteration); fixed a	ood clapboard ar porting porch rool Iuminum windov	nd wood shin of; wood entr ws (alteration	ngle siding on exte By door with oval li By aluminum slidin	erior walls; ght within g window:	concre porch	te
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family prope Site District	_	of District Oth	er (Isolates Photo:	, etc.)	
				(View, date, access East elevation, Lkg P6. Date Construct Prehistoric 1907, Los Angeles	sion #)  W, 3/3/09  cted/Age ar  Histori	c 🗆	ces: Both
		1		P7. Owner Addres	ss:		
				PEREZ,SANDRA F			
	从一位学院开展的自己	Marin Control		3019 S HARVARD			
		1 1 19		LOS ANGELES CA	A, CA 9001	8	
				P8. Recorded by:			
			<b>₹</b> Y	(Name, affiliation, a	and address	3)	
			9	Laura Vanaskie		-,	
				Galvin Preservation	n Associate	es.	
				1611 S. Pacific Coa	ast Highwa	y, Ste.	
				Redondo Beach, C	A 90277		
				P9. Date Recorded	d:	4/30/2	009
	!!			P10. Survey Type:	(Describ		
P11 Papart Citation: (Cita survey re-	port and other sources, or opter	"none ")	9				
P11. Report Citation: (Cite survey rep	oon and other sources, or enter	none. )					
Attachments: NONE	Continuation Sheet	<b>✓</b> 1	District Record	I ☐ Rocl	Art Recor	d	
☐ Location Map	Building, Structure, and Obj	ect Record	Linear Feature		act Record		
☐ Sketch Map	Archaeological Record		Milling Station	Record Phot	ograph Re	cord	
Other: (List)	-		=				

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by re	ecorder) 3019 HARVARD BLVD	
B1. Historic Name	9:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present U	se: Residential	
B5. Architectural	Style: Craftsman		
B6. Construction		erations)	
	ling permit for residence. Architect: F.M.Tyler. Owner and b	•	
	ing permit for garage construction.	•	
B7. Moved?	✓ No	Original Location:	
B8. Related Feat	ures:		
B9a. Architect:		39b. Builder:	
B10. Significance			Critorio A C
Period of Sig		• •	Criteria A, C
	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early streetca	ar suburh. At the time of its subdivision	n in 1887 the tract was
	farmland and considered a great distance from the c		
	elled by the advent of the horsecar, cable car, and la		
	ran along the perimeter of the tract on Adams Boule		
	ne south. By 1912, most of the parcels in the Charle		
residences.	,	·	
<b>-</b>			
	aid out on a rectangular grid of streets running north		
	consist of rectangular lots separated by rear alleywa		
	nce creating wide front yards. Behind many of the r lleys. Street features within the tract include consist		
	dent along Hobart Boulevard. Commercial buildings		
	ong the perimeter streets of Western, Adams and Jet		
	, in the second of the second	,	, 5
		2. Single family property	
B12. References:			
LA City Permits, L	Los Angeles Times, Sanborn Maps		
		TOATI	
B13. Remarks:		AL	
		[N]	
		The state of the s	
B14. Evaluator:		ciates	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluation	on: 4/30,	/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3019 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 3023 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3023 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; near rectangular plan; Craftsman residential building; cross gable roof with exposed rafter tails and composite roll cladding (alteration); front gable porch roof; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; six round columns supporting porch roof; wood entry door with eight lights within porch; wood sliding windows on porch; fixed wood windows with transoms; casement wood windows; casement aluminum windows (alteration); wood slat vent under porch gable; wood brackets supporting roof; metal screens on some windows (alteration); chain-link fence (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: ROBINSON, MICHAEL R 0 P O BOX 360526 LOS ANGELES CA, CA 90036 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 4/30/2009 P9. Date Recorded: P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3 NRHP Status Code: 5D3	
Resource Name or # (Assigned by recorder) 3023 HARVARD BLVD	
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present Use: Residential	
B5. Architectural Style: Craftsman	
B6. Construction History: (Construction date, alterations, and date of alterations)	
05/18/1905: Building permit for residence. Owner: O.G. Rombotis. Architect: J.A. Mathis. Builder: O.G. Rombotis. Cost: \$1,500.	
08/07/1929: building permit for garage construction.	
B7. Moved? ✓ No ☐ Yes ☐ Unknown Date: Original Location:	
B8. Related Features:	
B9a. Architect: J.A. Mathis B9b. Builder: O.G. Rombotis	
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6372.65745059	
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C	
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)	
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was	
surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the	
area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three	
streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family	
residences.	
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly	
residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly	
the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from	
the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually	
constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.	
B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property  B12. References:	
LA City Permits, Los Angeles Times, Sanborn Maps	
Errory Formita, 2007 tingolog Filmos, Gariborn Mapa	
<b>A</b>	
B13. Remarks:	
No. Romano.	
B14. Evaluator: Laura Vanaskie reservation Associates	
1611 S. Pacific Coast Highway, Ste. 104	
Redondo Beach, CA 90277	
Date of Evaluation: 4/30/2009	
(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3023 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3027 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3027 HARVARD BLVD City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; rectangular plan; Transitional Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; front gable porch roof; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; fixed wood ribbon window with transom; double-hung wood sash windows; wood brackets supporting roof; metal screens on some windows and entry door (alteration); garage building at northwest corner of property; Mediterranean Revival guest house building at southwest corner of property with address 3029 S. Harvard. P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1922, Los Angeles County Assessor P7. Owner Address: DELANEY, CHRISTINE AND 3029 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

					NRH	P Status Code:	5D3	
	Resource N	lame or #	(Assigned by	recorder)	3027 HARV	ARD BLVD		
Residentia	1		B4. Present	Use: Re	sidential			
.,								
permit to conson permit to	nstruct residence. install bookcase, struct residence a	Owner: H. cove ceilino t 3029 S. F	E. Pack, Archi gs, buffet, cup Harvard Blvd. c	itect: J.L. H board, cut i on lot with e	in 3 new wind	ows, wainscoting,	brick fireplace, new	
No  Yes	Unknown	Date:		Original L	ocation:			
Harvey; A.I	D. White			B9b. Build	ler: J.L. Harv	ey; A.D. White		
			•					
						• • •	•	
				d by theme	e, period, and	geographic scope	e. Also address integ	rity.)
rmland and ed by the a n along the	l considered a g dvent of the hor perimeter of th	great dista rsecar, cal e tract on	nce from the ble car, and l Adams Boul	city cente later the e levard to ti	er of Los Ang lectric car, c he north, We	geles. Residenti connecting it to destern Avenue to	ial development wit downtown. By 191 o the west and Jeft	thin the 10, three
onsist of rece se creating sys. Street ant along Ho	ctangular lots se wide front yards features within bbart Boulevard	eparated b s. Behind the tract i . Comme	by rear alleyv I many of the include consi ercial building	vays. The residence istent side gs and mu	e residences es are garag walks and p ılti-family apa	s are all set bac les and ancillary lantings. Large artment building	k from the street at	t roughly ble from
ource Attribu	tes: (List attribu	tes and coo	des) HF	<sup>9</sup> 3. Multiple	e family prope	rty		
s Angeles Tii	nes, Sanborn Ma	ps						
					N			
611 S. Pacif	ic Coast Highway		eservation Ass	ociates				
:	S, S OOL 1		4/3	30/2009				
This space re	eserved for officia	I comments	s.)					
			,					
	Residential Reside	Residential  Atyle: Transitional Craftsm  Iistory: (Construction date, permit to construct residence, on permit to install bookcase, permit to construct residence at permit to add one bathroom, of the permit and Horsecar Suburbs; Storn Hall Tract is a good exampled and considered a good by the advent of the horn along the perimeter of the south. By 1912, most of the permit along Hobart Boulevard of the perimeter streets of the perimeter stree	Residential  Style: Transitional Craftsman  History: (Construction date, alterations, permit to construct residence. Owner: H. on permit to install bookcase, cove ceiling permit to construct residence at 3029 S. F. on permit to add one bathroom, one washing permit to add one bathroom, and the permit to a good example of an architectural consister of the advent of the horsecar, can along the perimeter of the tract on south. By 1912, most of the parcell of out on a rectangular grid of streets on sist of rectangular lots separated by the advent grid permit to the tract of the permit to a rectangular grid of streets on south. By 1912, most of the parcell of out on a rectangular grid of streets on south. By 1912, most of the parcell of out on a rectangular grid of streets on south. By 1912, most of the parcell of out on a rectangular grid of streets on south. By 1912, most of the parcel of the tract on south. By 1912, most of the parcel of out on a rectangular grid of streets on south. By 1912, most of the parcel of the parcel of the tract on south. By 1912, most of the parcel of	Residential B4. Present style: Transitional Craftsman listory: (Construction date, alterations, and date of a permit to construct residence. Owner: H.E. Pack, Archon permit to install bookcase, cove ceilings, buffet, cup permit to construct residence at 3029 S. Harvard Blvd. on permit to add one bathroom, one washroom, and one notes:  No Yes Unknown Date:  es:  Harvey; A.D. White  Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Streetcar, cable car, and in along the perimeter of the tract on Adams Bouls south. By 1912, most of the parcels in the Char of out on a rectangular grid of streets running nortensist of rectangular lots separated by rear alleyone cereating wide front yards. Behind many of the sys. Street features within the tract include consint along Hobart Boulevard. Commercial building grid the perimeter streets of Western, Adams and June Streets Times, Sanborn Maps  Baura Vanaskie (List attributes and codes) HF Sangeles Times, Sanborn Maps	Residential B4. Present Use: Residue: Transitional Craftsman listory: (Construction date, alterations, and date of alterations) permit to construct residence. Owner: H.E. Pack, Architect: J.L. Hon permit to install bookcase, cove ceilings, buffet, cupboard, cut in permit to construct residence at 3029 S. Harvard Blvd. on lot with en permit to add one bathroom, one washroom, and one screened.  No Yes Unknown Date: Original Lies:  "Harvey; A.D. White B9b. Build: Theme: Railroad and Horsecar Suburbs; Streetcar Area 63 afficance: 1878-1948 Property Type Resident and Horsecar Suburbs; Streetcar Suburbs: and Horsecar Suburbs; Streetcar Suburbs: or Hall Tract is a good example of an early streetcar suburb: and Horsecar Suburbs; Streetcar Suburbs: or Hall Tract is a good example of an early streetcar suburb: and horse and the perimeter of the horsecar, cable car, and later the en along the perimeter of the tract on Adams Boulevard to the south. By 1912, most of the parcels in the Charles Victor and out on a rectangular lots separated by rear alleyways. The excreating wide front yards. Behind many of the residence and sonsist of rectangular lots separated by rear alleyways. The excreating wide front yards. Behind many of the residence and along Hobart Boulevard. Commercial buildings and must give perimeter streets of Western, Adams and Jefferson less angeles Times, Sanborn Maps  "eservation Associates" (List attributes and codes) HP 3. Multiple and aura Vanaskie "eservation Associates" (Eist attributes and codes) HP 3. Multiple and aura Vanaskie "eservation Associates" (Eist attributes and codes) HP 3. Multiple and aura Vanaskie "eservation Associates" (Eist attributes and codes) HP 3. Multiple and aura Vanaskie "eservation Associates" (Eist attributes and codes) HP 3. Multiple and aura Vanaskie "eservation Associates" (Edeondo Beach, CA 90277: 4/30/2009)	Residential B4. Present Use: Residential style: Transitional Craftsman History: (Construction date, alterations, and date of alterations) permit to construct residence. Owner: H.E. Pack, Architect: J.L. Harvey, Builder on permit to install bookcase, cove ceilings, buffet, cupboard, cut in 3 new wind permit to construct residence at 3029 S. Harvard Blvd. on lot with existing buildin no permit to add one bathroom, one washroom, and one screened porch to 3025 No Yes Unknown Date: Original Location: es:  "Harvey; A.D. White B9b. Builder: J.L. Harvey; A.D. White	Residential B4. Present Use: Residential tyte: Transitional Craftsman listory: (Construction date, alterations, and date of alterations) permit to construct residence. Owner: H.E. Pack, Architect: JL. Harvey, Builder: same. Cost: \$1, on permit to install bookcase, cove ceilings, buffet, cupboard, cut in 3 new windows, wainscoting, permit to construct residence at 3029 S. Harvard Blvd. on lot with existing building. Architect: A.D. in permit to add one bathroom, one washroom, and one screened porch to 3029 S. Harvard Blvd.  No Yes Unknown Date: Original Location:  B9b. Builder: J.L. Harvey; A.D. White Theme: Railroad and Horsecar Suburbs; Streetcar Area 6372:27185039  Itificance: 1878-1948 Property Type Residential Applical in terms of historical or architectural context as defined by theme, period, and geographic scope and Horsecar Suburbs; Streetcar Suburbs  or Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision rulland and considered a great distance from the city center of Los Angeles. Residential by the devent of the horsecar, cable car, and later the electric car, connecting it to an along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to an along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved we call on a rectangular lots separated by rear alleyways. The residences are all set bacteries relatures within the tract include consistent sidewalks and plantings. Large and along Hobart Boulevard. Commercial buildings and multi-family apartment building in the perimeter streets of Western, Adams and Jefferson later in the tract's history, modure Attributes: (List attributes and codes)  HP 3. Multiple family property is Angeles Times, Sanborn Maps	Residential B4. Present Use: Residential style: Transitional Craftsman listory: (Construction date, alterations, and date of alterations) permit to construct residence. Owner: H.E. Pack, Architect: J.L. Harvey, Builder: same. Cost: \$1,750. on permit to construct residence. Owner: H.E. Pack, Architect: J.L. Harvey, Builder: same. Cost: \$1,750. on permit to construct residence at 3029 S. Harvard Blvd. on lot with existing building. Architect: A.D. White. Builder: A.D. in permit to add one bathroom, one washroom, and one screened porch to 3029 S. Harvard Blvd.  No

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3027 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 3101 HARVARD BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3101 HARVARD BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; nearly rectangular plan; Queen Anne cottage residential building; hipped roof with lower cross-gable, boxed eaves and composite shingle cladding; concrete foundation; wood clapboard siding and stucco (alteration) on exterior walls; concrete steps with tile cladding (alteration) leading to partial-width entry porch; two square columns supporting porch's front-gable roof; wood entry door within porch; fixed wood windows with transoms; double-hung wood sash windows; wood slat side vents flanking wood window on porch gable; angled bay on north elevation with side gable roof; metal screens on some windows and entry door (alteration); garage building at southwest corner of property; Mediterranean Revival quest house building at northwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1922, Los Angeles County Assessor P7. Owner Address: SANTIAGO, ROLANDO 3101 S HARVARD BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

				NIDLID O		
Page 2 of 3					tatus Code: 5D3	
	Resourc	e Name or # (Assign	ed by recorder)	3101 HARVARD	) BLVD	
B1. Historic Name:						
B2. Common Name	)					
B3. Original Use:	Residential	B4. Pre	esent Use: R	esidential		
B5. Architectural S	•					
B6. Construction I		te, alterations, and dat	e of alterations)			
	permit. permit to construct garage permit to demolish, rebuild					
B7. Moved?	No ☐ Yes ✔ Unknow res:	n Date:	Original	Location:		
B9a. Architect:			B9b. Bui			
B10. Significance:		Horsecar Suburbs; Stre				
Period of Sign		Property '	• •		Applicable Criteria	•
•	e in terms of historical or a I and Horsecar Suburbs		aetinea by tnem	e, period, and geog	grapnic scope. Also addr	ess integrity.)
surrounded by fa area was propel streetcar lines ra	tor Hall Tract is a good of armland and considered led by the advent of the in along the perimeter of south. By 1912, most	a great distance from horsecar, cable car, f the tract on Adams	m the city cent and later the Boulevard to	ter of Los Angele electric car, conn the north, Weste	es. Residential develop necting it to downtown. rn Avenue to the west	ment within the By 1910, three and Jefferson
residential and c the same distant the adjoining alle particularly evide	d out on a rectangular gonsist of rectangular lot- ce creating wide front ya eys. Street features wite ent along Hobart Boulev g the perimeter streets	s separated by rear ords. Behind many hin the tract include ard. Commercial bu	alleyways. Ti of the residend consistent sid uildings and m	he residences are ces are garages a ewalks and plant ulti-family apartn	e all set back from the and ancillary buildings ings. Large street tree nent buildings were eve	street at roughly accessible from es are entually
B11. Additional Res	source Attributes: (List attr	ibutes and codes)	HP 2. Single	e family property		
LA City Permits, Lo	s Angeles Times, Sanborn	Maps				
B13. Remarks:				N		
	1611 S. Pacific Coast High	way, Ste. 104	n Associates			
Date of Evaluation	Redondo Beach, CA 90277		4/30/2009			
			4/30/2009			
(	This space reserved for off	icial comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3101 HARVARD BLVD

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

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

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP S	tatus Code 5D3		
	Review Code	Reviewer		Date	
Page 1 of 3	Resource Name or #: (Assign	ned by recorder)	2647 HARVARD Boul	lavard	
P1. Other Identifier:	Resource Name of #. (Assign	ned by recorder)	2041 HARVARD Boul	evaru	
P2. Location: Not for Publica	tion Unrestricted	a. Coun	nty Los Angeles		
and (P2b and P2c or P2d. Attach a			<b>,</b>		
b. USGS 7.5' Quad	Date T		1/4 of 1/4 of Sec	; B.M.	
c. Address: 2647	S HARVAF	RD Boulevard City	LOS ANGELES	Zip	
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	; mE/	mN	
e. Other Locational Data (e.g. Parce	#, directions to resource, eleva	ation, etc., as appropri	ate)		
Oriented with primary (east) elevation	on facing east. Located on the w	est side of S. Harvard	Boulevard between W. Ad	lams Boulevard and 27th	
Street.					
P2 Description (Describe resources	s and its major elements. Includ	o docian motoriale o	Parcel		
<b>P3 Description:</b> (Describe resources Two story; rectangular plan; Queer		=			
front gable pedimented porch roof;					
steps leading to partial-width entry					
(alteration); fixed wood windows wi					
bays with carved wood details on fi screens on windows and one entry			security bars on some w	indows (alteration); metal	
Screens on windows and one entry	door (alteration), chair-iink i	ience (alteration).			
P3b. Resource Attributes: (List attribu		Single family property			
P4. Resources Present:  Building	☐ Structure ☐ Object ☐	Site District	Element of District	Other (Isolates, etc.)	
		2512.16	1	(5)	
		12/1/	P5b Description		
			(View, date, ac	•	
			East elevation,	=	
		HILL HOLD		tructed/Age and Sources:	
		Mark Mills	☐ Prehisto		
	mm tr	7/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1	_	eles County Assessor	
			P7. Owner Ad	dress:	
		A The Man	0045 0 445	100 0110	
		The Wall	2645 S HARVA LOS ANGELES		
	in a				
			P8. Recorded		
			(Name, affiliation Laura Vanaskie	on, and address)	
				ation Associates	
4.7				: Coast Highway, Ste.	
		1	Redondo Beac		
		11114	P9. Date Reco		
		/// 经生产	P10. Survey T		
			Intensive Level		
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none ")	=		
i i i Report Citation. (One survey le	port and other sources, or effer	none. )			
Attachments: NONE	☐ Continuation Sheet	<b>✓</b> Dist	trict Record	Rock Art Record	
Location Map	Building, Structure, and Obj.	=		Artifact Record	
Sketch Map	Archaeological Record			Photograph Record	
Other: (List)				<del> </del>	

Page 2 of 3				NRF	IP Status Code:	5D3
	Resourc	e Name or # (Assigned	d by recorder)	2647 HARV	'ARD Boulevard	
B1. Historic Name	:					
B2. Common Nam	e					
B3. Original Use:	Residential	B4. Pres	ent Use: R	esidential		
B5. Architectural	Style: Queen Ann					
<b>B6. Construction</b>	History: (Construction da	ite, alterations, and date	of alterations)	ı		
	g permit. ion permit to make repair to permit to construct garage.	rear stairway, close dool	way, install sl	helving, enlarge	e windows. Owner: E	Edward L. Ringo.
B7. Moved? E8. Related Featu	No ☐ Yes ✔ Unknow ures:	n Date:	Original	Location:		
B9a. Architect:			B9b. Bui	ldor:		
	: Thoma: Pailroad and	Horsecar Suburbs; Stree		ider.		
B10. Significance Period of Significance		•	ncar <b>Area</b> I <b>pe</b> Resider	ntial	Applicable	Criteria A, C
(Discuss importan	ce in terms of historical or and Horsecar Suburbs	rchitectural context as de	•		• •	•
surrounded by a area was prope streetcar lines r	ctor Hall Tract is a good of farmland and considered illed by the advent of the ran along the perimeter o e south. By 1912, most	a great distance from horsecar, cable car, a f the tract on Adams E	the city cen nd later the Boulevard to	ter of Los Ang electric car, o the north, We	geles. Residential connecting it to downestern Avenue to t	development within the wntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining al particularly evic	aid out on a rectangular goonsist of rectangular lot- consist of rectangular lot- nce creating wide front ya- leys. Street features wit- lent along Hobart Bouley ng the perimeter streets of	s separated by rear al ards. Behind many of hin the tract include co ard. Commercial buil	leyways. Ti the resident onsistent sid dings and m	he residence ces are garag lewalks and p nulti-family ap	s are all set back f ges and ancillary b plantings. Large s partment buildings	rom the street at roughly ouildings accessible from street trees are were eventually
B11. Additional Re B12. References:	esource Attributes: (List attr	ributes and codes)	HP 2. Singl	e family proper	rty	
LA City Permits, L	os Angeles Times, Sanborn	Maps				
B13. Remarks:				N		
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coast High Redondo Beach, CA 90277	-	Associates			
Date of Evaluatio	·		4/27/2009			
	(This space reserved for off	icial comments.)				
	(1110 Space 1806) 180 (111	iolai commone,				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2647 HARVARD Boulevard

Recorded by Laura Vanaskie Date 4/27/2009

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2937 HARVARD Boulevard Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2937 HARVARD Boulevard City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; square plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; asymmetrical front gable dormer; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; second-story balcony with wood balusters over porch; four square columns supporting porch roof; vinyl entry door within porch; wood entry door with diamond panes within balcony; double hung wood sash windows with diamond panes; casement wood windows; fixed wood windows with transoms; wood slat vent on dormer; metal screens on windows and entry door (alteration); security bars in windows (alteration); carport to south of main house. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1904, Los Angeles County Assessor P7. Owner Address: 2937 S HARVARD BLVD LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/29/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by	recorder) 2937 HARVARD Boulevard	
B1. Historic Name	<b>:</b> :		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	Style: Transitional Craftsman		
B6. Construction		Iterations)	
No original building	•	,	
	g permit to construct barn. Owner: Susan S. Anderson. An permit to install sun shelter.	rchitect: J.R. Watson. Builder: same.	
B7. Moved? ✓ B8. Related Featu	✓ No ☐ Yes ✓ Unknown Date: ures:	Original Location:	
B9a. Architect:		B9b. Builder:	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar		
Period of Sig			e Criteria A, C
	nce in terms of historical or architectural context as define	• • • • • • • • • • • • • • • • • • • •	•
	ad and Horsecar Suburbs; Streetcar Suburbs	a by thome, period, and geograpme ecope.	, noo addrood mogmy.,
surrounded by a area was prope streetcar lines r	ictor Hall Tract is a good example of an early street farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and ran along the perimeter of the tract on Adams Bould south. By 1912, most of the parcels in the Chair	e city center of Los Angeles. Residential later the electric car, connecting it to do levard to the north, Western Avenue to	I development within the owntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets running non consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial building the perimeter streets of Western, Adams and J	ways. The residences are all set back to residences are garages and ancillary b istent sidewalks and plantings. Large s gs and multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B11. Additional Re B12. References:		P 2. Single family property	
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Laura Vanaskie reservation Ass 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates	
Date of Evaluatio	•	29/2009	
Date of Evaluatio			
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2937 HARVARD Boulevard

Recorded by Laura Vanaskie Date 4/29/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

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

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2631 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2631 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between W. Adams Boulevard and 27th Street. Parcel No. 5053011027 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Craftsman residential building; front gable roof with exposed rafter tails and composite shingle cladding; concrete foundation; flushed wood board siding on exterior walls, concrete steps leading to full-width recessed entry porch; two tapered columns and two circular posts support the porch roof; wood entry door with four lights within porch; fixed wood window with transom; double-hung wood sash windows; circular wood vents on front gable; wood dentils and carved circles along cornice line; wood brackets supporting roof overhangs; metal screens on some windows (alteration); security bars on some windows (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/16/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1908, Los Angeles County Assessor P7. Owner Address: CUMMINGS.DARRELL 2631 S HOBART BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by	recorder) 2631 HOBART BLVD
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present	Use: Residential
B5. Architectural Style: Craftsman	
B6. Construction History: (Construction date, alterations, and date of a	terations)
05/15/1907: Building permit for residence. Owner: Winona Building Co. Ard 08/08/1955: building permit for garage construction. 07/11/1960: building permit for garage construction.	hitect: Mathis. Builder: Winona Building Co. Cost: \$2,400.
B7. Moved? ✓ No ☐ Yes ☐ Unknown Date:	Original Location:
B8. Related Features:	
B9a. Architect: Mathis	B9b. Builder: Winona Building Co.
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar	-
Period of Significance: 1878-1948 Property Type	
(Discuss importance in terms of historical or architectural context as define	- · ·
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Victor Hall Tract is a good example of an early street surrounded by farmland and considered a great distance from the area was propelled by the advent of the horsecar, cable car, and a streetcar lines ran along the perimeter of the tract on Adams Boul Boulevard to the south. By 1912, most of the parcels in the Charresidences.	city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson les Victor Hall Tract were improved with single-family
The tract was laid out on a rectangular grid of streets running nort residential and consist of rectangular lots separated by rear alleywithe same distance creating wide front yards. Behind many of the the adjoining alleys. Street features within the tract include consuparticularly evident along Hobart Boulevard. Commercial building constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along the perimeter streets of Western, Adams and Julian to the constructed along t	vays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are go and multi-family apartment buildings were eventually
B11. Additional Resource Attributes: (List attributes and codes) <b>B12. References:</b>	P 2. Single family property
LA City Permits, Los Angeles Times, Sanborn Maps	
B13. Remarks:	N
B14. Evaluator: Laura Vanaskie reservation Ass 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates
·	77/2009
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2631 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP S	Status Code 5D3	
	Review Code	Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assig	ned by recorder)	2635 HOBART BLVD	)
P2. Location:  Not for Publica	tion Unrestricted	a. Cou	nty Los Angeles	
and (P2b and P2c or P2d. Attach a			illy Los Arigeles	
b. USGS 7.5' Quad	Date T		: 1/4 of 1/4 of Se	c : B.M.
c. Address: 2635		,	LOS ANGELES	Zip 90018
d. UTM: (Give more than one for la		Zone	: mE/	mN
e. Other Locational Data (e.g. Parce	•		,	THIN .
Oriented with primary (east) elevation			•	s Roulevard and 27th Street
enemed was primary (edely elevated	Triading dada Eduada dir ala v	root oldo or riobart Bo	alovara bottioon IV. ridam	o Bodievara ana Erin Girodi.
			Parce	l No. 5053011022
P3 Description: (Describe resources	and its major elements. Include	de design, materials, o		
One story; rectangular plan; Transi		-		
cladding; front gable porch roof; co				
leading to partial-width entry porch;	ten slim square columns st	apporting porch roo	f; wood entry door withir	n porch; fixed wood
windows; double-hung wood sash y				t elevation; metal screens
on some windows and entry door (a	alteration); garage building a	at southwest corner	of property.	
Dah Bassuras Attributas, (List ottribu	utos and aadaa) UD 2	Single family property	,	
P3b. Resource Attributes: (List attribu		Single family property		7
P4. Resources Present: ✓ Building	☐ Structure ☐ Object ☐	Site District	☐ Element of District ☐	Other (Isolates, etc.)
			P5b Description	on of Photo:
			(View, date, ad	ccession #)
			East elevation	, Lkg W, 3/16/09
			P6. Date Cons	structed/Age and Sources:
			Prehisto	oric Historic Both
			1908, Los Ang	geles County Assessor
	al al		P7. Owner Ad	ldraee:
			SCOTT,BERE	
1800			2635 S HOBA	
		1		S CA, CA 90018
8				•
	THE PERSON NAMED IN	attitude to	P8. Recorded	-
				on, and address)
			Laura Vanask	
		- MAS		vation Associates
		BANK		c Coast Highway, Ste.
	4		Redondo Bea	ch, CA 90277
	The state of the s		P9. Date Reco	orded: 5/7/2009
			P10. Survey 1	Type: (Describe)
2635	The same of the sa		Intensive Leve	
	ency at the second seco			•
P11. Report Citation: (Cite survey re	nort and other sources, or ente	r "none ")		
i i i Neport Onation. (One survey le	oor and other sources, or ente	1 110110. <i>)</i>		
				D   A   D   '
Attachments: NONE	Continuation Sheet	_	_	Rock Art Record
Location Map	Building, Structure, and Ob	_	ear Feature Record	Artifact Record
Sketch Map	Archaeological Record	∟ Mi	lling Station Record	Photograph Record

Page 2 of 3					NRHP St	atus Code:	5D3	
	R	esource Name or #	(Assigned by re	ecorder)	2635 HOBART B	BLVD		
B1. Historic Name	e:							
B2. Common Nan			5.5					
B3. Original Use:	Residential	nal Craftsman	B4. Present U	lse: Res	sidential			
B5. Architectural		ction date, alterations,	and date of alte	erations)				
	• '	residence. Owner: W			ect and Builder: sa	me. Cost: \$2,40	00.	
	0,1		J					
B7. Moved?	∕ No	nknown Date:	(	Original L	ocation:			
B8. Related Feat	ures:			_				
B9a Architect: 1	Winona Building Co.			R9h Ruild	er: <i>Winona Buildi</i>	ina Co		
B10. Significance	•	ad and Horsecar Subu				ing co.		
Period of Si			operty Type			Applicable	Criteria A, C	
(Discuss importan	nce in terms of historic	cal or architectural cor	ntext as defined	by theme	period, and geog	raphic scope. A	Also address integrity.)	)
Theme: Railroa	ad and Horsecar Sเ	ມburbs; Streetcar Sເ	uburbs					
The Charles Vi	ctor Hall Tract is a	good example of ar	n early streetc	ar suhurl	At the time of	its subdivisio	n in 1887, the tract v	was
							development within	
area was prope	elled by the advent	of the horsecar, cal	ble car, and la	iter the el	ectric car, conne	ecting it to dov	vntown. By 1910, t	hree
		neter of the tract on , most of the parcels					he west and Jeffers	on
residences.	le souiii. By 1912,	, most of the parcer	s III lile Criarie	es victor	iali Traci were	improved with	Sirigie-rarrilly	
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							thin the tract are mo	
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the adjoining a	lleys. Street featu	res within the tract i	nclude consis	tent side	valks and planti	ngs. Large si	treet trees are	
		Boulevard. Comme						
constructed arc	ong the perimeter s	treets of Western, A	luarris and Je	nerson ia	ter in the tracts	HISTORY, HIOSTI	y during the 1920s.	
	•	List attributes and coo	les) HP	2. Single	family property			
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B13. Remarks:				1	MI			
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B14. Evaluator:	Laura Vanaskie	re	servation Asso	ciatos				
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	Redondo Beach, CA	•						
Date of Evaluation	on:		5/7	7/2009				
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2635 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

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Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKHF Status Cot	ie 3D3	
	Review Code	Reviewer	Date	
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publicat	Resource Name or #: (Assignation   Unrestricted	• ,	HOBART BLVD	
and (P2b and P2c or P2d. Attach a		; R ; 1/4 of	1/4 of Sec :	B.M.
c. Address: 2637		T BLVD City LOS AN	,	0018
d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parcel Oriented with primary (east) elevatio	#, directions to resource, eleva		mE/ mN etween W. Adams Boulevard and	27th Street.
, (,			Parcel No. 50530110	
P3 Description: (Describe resources	and its major elements. Include	e design, materials, condition, a	alterations, size, and boundaries)	,20
One story; rectangular plan; Craftsr exterior brick chimney; concrete fou leading to full-width entry porch; fou sidelights within porch; fixed wood windows on dormer (alteration); wo windows (alteration); garage building	Indation; vertical wood board Ir rectangular tapered colum Windows with transoms; doul od brackets supporting roof (	and channel drop wood sid ns supporting porch roof; wo ple-hung wood sash window overhangs; wood dentils ald	ding on exterior walls; concrete ood entry door with six lights a vs; wood slat vent flanked by f	e steps and iixed vinyl
P3b. Resource Attributes: (List attribu	ites and codes) HP 2. S	Single family property		
P4. Resources Present:  Building	Structure Object	Site District Elemen	nt of District  Other (Isolates,	etc.)
			P5b Description of Photo: (View, date, accession #)  East and south elevations, Lkg  P6. Date Constructed/Age and Prehistoric Historic  1908, Los Angeles County Asso.  P7. Owner Address: RICHARDSON, STEVEN P AND 2637 S HOBART BLVD LOS ANGELES CA, CA 90018  P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Redondo Beach, CA 90277  P9. Date Recorded: P10. Survey Type: (Describes Intensive Level Survey	d Sources: Both essor  D  s, Ste. 5/7/2009
P11. Report Citation: (Cite survey report and other sources, or enter "none.")				
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	✓ District Record	re Record	

Page 2 of 3		NRHP Status Code: 5D3	
	Resource Name or # (Assigned by r	ecorder) 2637 HOBART BLVD	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present L	Jse: Residential	
<b>B5. Architectural</b>	Style: Craftsman		
	<b>History:</b> (Construction date, alterations, and date of alt	•	
3/2/1907: Building	permit to construct residence. Owner: Winona Building C	Co. Architect: none. Builder: Winona Building Co. Cost: \$2,400	•
B7. Moved? ✓ B8. Related Featu	<del> </del>	Original Location:	
B9a. Architect:		B9b. Builder: Winona Building Co.	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area 4763.14955034	
Period of Sig		• •	
	ce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	I by theme, period, and geographic scope. Also address integ	ırity.)
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surrounded by t	farmland and considered a great distance from the	city center of Los Angeles. Residential development wi	ithin the
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residences.	,	,	
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the same distar	nce creating wide front yards. Behind many of the	residences are garages and ancillary buildings accessi	
		stent sidewalks and plantings. Large street trees are	
		s and multi-family apartment buildings were eventually offerson later in the tract's history, mostly during the 192	20s.
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B11. Additional Re B12. References:		2 2. Single family property	
	os Angeles Times, Sanborn Maps		
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B14. Evaluator:	Laura Vanaskie reservation Asso	ciates	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluatio	5/n:	7/2009	
	(This space reserved for official comments.)		
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2637 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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### PRIMARY RECORD

Primary # HRI # Trinomial

Trinon	nial		
NRHP	Status	Code	

5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2640 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2640 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; near rectangular plan; Craftsman residential building; side gable roof, knee braces, exposed rafter tails, composition roll (alteration); concrete foundation; wood clapboard siding on exterior walls, split wood shingle siding underneath front gable porch roof; concrete walkway and steps leading to wraparound entry porch, front gable porch roof supported by splayed wooden posts sitting atop square brick piers; wood primary door within porch; wooden picture windows with transoms; brick chimney located on the south elevation exterior; metal security bars cover some of the windows on the south elevation; rear metal fence; garage located to the east of the property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/6/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1910, Los Angeles County Assessor P7. Owner Address: BROWNE, BETTYE 2640 S HOBART BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Jannifer Krintz Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

			NIDUD Otatas Oada	500
Page 2 of 3			NRHP Status Code:	5D3
	Resource Name or # (As	signed by recorder)	2640 HOBART BLVD	
B1. Historic Name:				
B2. Common Name				
B3. Original Use: Residentia		. Present Use: R	'esidential	
,	raftsman			
• `	construction date, alterations, and			
9/27/1909: Building permit to co.	nstruct residence. Owner: Chas I	F. Golf. Architect: G	uy V. Golf. Contractor: August I	Harrison. Cost: \$1,900.
B7. Moved? ✓ No ☐ Yes	s Unknown Date:	Original	Location:	
B8. Related Features:				
B9a. Architect: Guy V. Golf		Rah Rui	lder: August Harrison	
B10. Significance: Theme:	Railroad and Horsecar Suburbs:		ŭ	
Period of Significance:	•	erty Type Reside		able Criteria A, C
	historical or architectural context		• •	•
	ecar Suburbs; Streetcar Subu	-	3	,
	ct is a good example of an ea			
	d considered a great distance			
	dvent of the horsecar, cable of the tract on Ada			
	1912, most of the parcels in			
residences.	•		·	,
The treet was laid out on a	rootongular arid of atrooto run	uning north south	and agat wast. The named	a within the treat are mostly
	rectangular grid of streets run ctangular lots separated by re			
	wide front yards. Behind ma			
the adjoining alleys. Street	t features within the tract inclu	ude consistent sid	lewalks and plantings. Larg	ge street trees are
	obart Boulevard. Commercia			
constructed along the perim	neter streets of Western, Adar	rns and Jenerson	iater in the tract's history, in	iostiy during trie 1920s.
B11. Additional Resource Attribu	utes: (List attributes and codes)	HP 2. Singl	e family property	
B12. References:				
LA City Permits, Los Angeles Ti	mes, Sanborn Maps			
			TAT	
B13. Remarks:			N	
			1.9	
B14. Evaluator: Jannifer Krint	z reserv	ation Associates		
1611 S. Pacit	fic Coast Highway, Ste. 104			
	ach, CA 90277			
Date of Evaluation:		5/7/2009		
(This space re	eserved for official comments.)			
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2640 HOBART BLVD

Recorded by Jannifer Krintz Date 5/7/2009

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	Paviawar		
Dage 4 of 2	Review Code	Reviewer	Date	
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad			HOBART BLVD os Angeles 1/4 of Sec ;	В.М.
c. Address: 2641 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (east) elevation	rge and/or linear resources) I #, directions to resource, eleva		mE/ mN	
P3 Description: (Describe resources One story; rectangular plan; Hipped cladding; hipped roof dormer; interisteps leading to full-width entry por entry door (material unknown) with by fixed wood windows on dormer southwest corner of property.	d-Roof Cottage residential buor brick chimney; concrete foch; paired squared columns in porch; fixed wood windows	uilding; hipped roof with expoundation; horizontal wood k sitting atop wooden piers su s with transoms; double-hur	alterations, size, and boundar osed rafter tails and comp poard siding on exterior wa upport porch roof; wooder ng wood windows; wood s	oosite shingle alls; concrete n balustrade; slat vent flanked
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	, , ,	Single family property Site □ District □ Elemer	nt of District	ates, etc.)
			P5b Description of Photo: (View, date, accession #)  East and north elevations,  P6. Date Constructed/Ag  Prehistoric  His  1907, Los Angeles County	e and Sources:
			P7. Owner Address: SPENCER,CAROL E 2641 S HOBART BLVD LOS ANGELES CA, CA 90	0018
			P8. Recorded by: (Name, affiliation, and add Laura Vanaskie Galvin Preservation Association 1611 S. Pacific Coast High Redondo Beach, CA 9027	ciates hway, Ste.
***************************************		Acres (Company)	P9. Date Recorded: P10. Survey Type: (Des Intensive Level Survey	5/7/2009 scribe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	✓ District Record	re Record	ord

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by recorder	) 2641 HOBART BLVD	
B1. Historic Name	2:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present Use:	Residential	
B5. Architectural	Style: Hipped-roof cottage		
<b>B6. Construction</b>	History: (Construction date, alterations, and date of alterations	s)	
	ing permit for residence. Owner: Winona Building Co. Architect: N	lathis. Builder: Winona Building Co.	Cost: \$2,400.
07/05/1912: bullal	ing permit for garage construction.		
B7. Moved?   ▼ B8. Related Featu		al Location:	
B9a. Architect: Λ	Mathic Roh Ri	uilder: <i>Winona Building</i> Co.	
B10. Significance		•	
Period of Significance			e Criteria A, C
•	nce in terms of historical or architectural context as defined by the	• • • • • • • • • • • • • • • • • • • •	•
	ad and Horsecar Suburbs; Streetcar Suburbs	no, penou, and geographic scope.	Also address integrity.)
surrounded by area was prope streetcar lines i	ictor Hall Tract is a good example of an early streetcar sub farmland and considered a great distance from the city ce- elled by the advent of the horsecar, cable car, and later the ran along the perimeter of the tract on Adams Boulevard to be south. By 1912, most of the parcels in the Charles Vict	nter of Los Angeles. Residential e electric car, connecting it to do o the north, Western Avenue to	I development within the wntown. By 1910, three the west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets running north-south consist of rectangular lots separated by rear alleyways. Ince creating wide front yards. Behind many of the residentleys. Street features within the tract include consistent sident along Hobart Boulevard. Commercial buildings and long the perimeter streets of Western, Adams and Jefferson	The residences are all set back nces are garages and ancillary k dewalks and plantings. Large s multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually
B11. Additional Re		le family property	
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	1611 S. Pacific Coast Highway, Ste. 104		
Date of Evaluatio	Redondo Beach, CA 90277 on: 5/7/2009		
Date of Evaluatio			
	(This space reserved for official comments.)		

### CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2641 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2646 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2646 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and W. 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; near rectangular plan; Transitional Craftsman residential building; side gable roof, knee braces, exposed rafter tails and purlins, asphalt shingle (alteration); concrete foundation; wood clapboard siding on exterior walls, concrete walkway and steps leading to partial-width entry porch, front gable porch roof with large wooden bargeboard supported by squared wooden posts sitting atop a clapboard wall; wood primary door within porch obscured by a metal security door and flanked by sidelights; wooden picture windows with transoms and flanking double hung wood sash windows on the façade; paired double hung wood sash windows; brick chimney located on the south elevation exterior; metal security bars cover some of the windows (alteration); rear metal fence (alteration); garage located on the southeast portion of the property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/6/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1907, Los Angeles County Assessor P7. Owner Address: EFIGENIO, IRMA 2646 S HOBART BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Jennifer Krintz Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP S	Status Code:	5D3	
	Resource Name or #	(Assigned by re-	corder)	2646 HOBART	BLVD		
B1. Historic Name:							
B2. Common Name							
B3. Original Use: Resi	idential	B4. Present Us	se: Res	idential			
B5. Architectural Style:	Transitional Craftsman						
B6. Construction History	y: (Construction date, alterations,	and date of alter	rations)				
	it to construct residence. Owner: E. nit to add a sleeping porch onto rea		nitect: non	ne. Builder: Heni	ry Vafdemkamp	Cost: \$1,500.	
B7. Moved?   No [  B8. Related Features:	Yes Unknown Date:	o	Priginal L	ocation:			
DOs Aushitast		<b>D</b>	Oh Duild				
B9a. Architect:	Dailroad and Harassar Cub.			er: Henry Vafde	<i>еткатр</i>		
B10. Significance: Them Period of Significan		roperty Type /			Applicab	le Criteria A, C	
(Discuss importance in ter	rms of historical or architectural cor Horsecar Suburbs; Streetcar St	ntext as defined b			• • •	•	rity.)
surrounded by farmlar area was propelled by streetcar lines ran alor	all Tract is a good example of and and considered a great distant the advent of the horsecar, canng the perimeter of the tract on h. By 1912, most of the parcel	nce from the ci ble car, and lat Adams Boulev	ity cente er the ele ard to th	r of Los Angel ectric car, con e north, West	es. Residentia necting it to de ern Avenue to	al development wit owntown. By 191 the west and Jeff	hin the 0, three
residential and consist the same distance cre the adjoining alleys. Sparticularly evident ald	on a rectangular grid of streets t of rectangular lots separated be eating wide front yards. Behind Street features within the tract in long Hobart Boulevard. Comme perimeter streets of Western, A	by rear alleywa I many of the re include consiste ercial buildings	ys. The esidence ent sidev and mul	residences a s are garages valks and plan ti-family aparti	re all set back and ancillary atings. Large ment buildings	from the street at buildings accessib street trees are s were eventually	roughly ble from
B11. Additional Resource B12. References:	Attributes: (List attributes and coo	des) HP 2	2. Single f	amily property			
LA City Permits, Los Ange	eles Times, Sanborn Maps						
B13. Remarks:			ı	N			
	er Krintz 5. Pacific Coast Highway, Ste. 104 do Beach, CA 90277	eservation Associ	iates				
Date of Evaluation:		5/7/2	2009				
(This s	pace reserved for official comments	s.)					
(		- ,					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2646 HOBART BLVD

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

IRHP Status Code 5D3

	Other Listings	NKHP St	atus Code 5D3	
	Review Code	Reviewer	!	Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	2650 HOBART BLVD	
P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a		a. Coun	ty Los Angeles	
b. USGS 7.5' Quad	Date T	; R ;	1/4 of Sec	; B.M.
c. Address: 2650		RT BLVD City	LOS ANGELES	Zip 90018
d. UTM: (Give more than one for la	,	Zone	; mE/	mN
<ul> <li>e. Other Locational Data (e.g. Parce Oriented with primary (west) elevation Street.</li> </ul>	·		,	ms Boulevard and 27th
			Parcel	
P3 Description: (Describe resources One story; near rectangular plan; T	and its major elements. Include	•		,
purlins, composition roll (alteration) leading to partial-width entry porch, posts sitting atop a wooden clapbod hung wood sash windows, as well a located on the south elevation exte (alteration) and rear gable addition	front gable porch roof with la ard wall, wooden primary doo as an angled bay on the faça rior; metal security bars cove	arge decorative barg or within porch obsc de; wooden ribbon	geboard supported by pa ured by a metal security casements on south ele	aired squared wooden v door (alteration); double vation; brick chimney
P3b. Resource Attributes: (List attribu		Single family property		Other (lealance at a)
P4. Resources Present: ✓ Building	☐ Structure ☐ Object ☐	Site District	☐Element of District ☐	Other (Isolates, etc.)
			Prehistor	cession #)  Lkg E, 3/6/09  cructed/Age and Sources:
			P7. Owner Add	-
			PEARSON,NOI	
AVA	19		2650 S HOBAR	RT BLVD
	The second second		LOS ANGELES	CA, CA 90018
	2650	A	P8. Recorded b	oy:
			(Name, affiliatio	n, and address)
		(1)	Jennifer Krintz	
				ation Associates
	All Miles	F	Redondo Beach	Coast Highway, Ste.
			P9. Date Recor P10. Survey Ty Intensive Level	rpe: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments: NONE	Continuation Sheet	<b>✓</b> Distr	rict Record R	Rock Art Record
Location Map	Building, Structure, and Obje	ect Record	ar Feature Record 🔲 A	artifact Record
☐ Sketch Map ☐ Other: (List)	Archaeological Record	Millin	ng Station Record	hotograph Record

Page 2 of 3		NRHP Status Code: 5D3
J	Resource Name or # (Assigned by r	recorder) 2650 HOBART BLVD
B1. Historic Name:	:	
B2. Common Name	ie	
B3. Original Use:	Residential B4. Present L	Jse: Residential
B5. Architectural	Style: Transitional Craftsman	
B6. Construction	History: (Construction date, alterations, and date of alt	erations)
	g permit to construct residence. Owner: Grace B. Hannas	Architect: none. Builder: M.H. Hannas Cost: \$2,000.
12/5/1906: Building	g permit to construct 1-room shed.	
B7. Moved? ✓	∕ No	Original Location:
B8. Related Featu		ongma 200anom
B9a. Architect:		B9b. Builder: M.H. Hannas
B10. Significance	•	
Period of Sig	. , , , ,	• •
		by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad	d and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vic	ctor Hall Tract is a good example of an early streets	car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
area was propel	elled by the advent of the horsecar, cable car, and la	ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
	e south. By 1912, most of the parcels in the Charl	es Victor Hall Tract were improved with single-family
residences.		
The tract was la	aid out on a rectangular grid of streets running north	n-south and east-west. The parcels within the tract are mostly
		ays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
		stent sidewalks and plantings. Large street trees are
		s and multi-family apartment buildings were eventually ifferson later in the tract's history, mostly during the 1920s.
constructed alor	ng the perimeter directs of Western, Adding and be	moreon later in the traces motory, mostly during the 1020s.
		2. Single family property
B12. References:		
LA City Permits, Lo	os Angeles Times, Sanborn Maps	
		Λ.
B13. Remarks:		
DIS. Remarks.		
B14. Evaluator:	Jennifer Krintz reservation Asso	ciates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatior	n: 5/2	7/2009
(	(This space reserved for official comments.)	
	,	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2650 HOBART BLVD

**Recorded by** Jennifer Krintz **Date** 5/7/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2656 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2656 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; near rectangular plan; Craftsman residential building; side gable roof, knee braces, exposed rafter tails, composition roll (alteration); concrete foundation; wood clapboard and split wood shingle siding on exterior walls; concrete walkway and steps leading to partial-width recessed entry porch supported by tapered square columns sitting atop masonry bricks; primary door within porch (material unknown); double hung wood sash windows, as well as large picture windows with diamond-paned transoms on facade; large front gable roof dormer; metal security bars cover some of the windows (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and south elevations, Lkg NE, 3/6/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1908, Los Angeles County Assessor P7. Owner Address: BLOCKER, FREDERICK R AND YVE 3931 HEPBURN AVE LOS ANGELES CA, CA 90008 P8. Recorded by: (Name, affiliation, and address) Jennifer Krintz Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by	recorder) 2656 HOBART BLVD
B1. Historic Name	):	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural	Style: Craftsman	
	History: (Construction date, alterations, and date of all	terations)
1/8/1908: Building 11/7/1919: Alterat	p permit to construct residence. Owner: Winona Building Cition permit to construct block terrace, wall, foundation. it permit to construct garage.	,
B7. Moved? v	✓ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
D0 4 1 11 1 1	4" 0 " 0	DOLD 114 147 DOLL 1
	Vinona Building Co.	B9b. Builder: Winona Building Co.
B10. Significance	•	
Period of Sig	-	Residential Applicable Criteria A, C
	ad and Horsecar Suburbs; Streetcar Suburbs	d by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Bould	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson les Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evic	consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial building	h-south and east-west. The parcels within the tract are mostly vays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are as and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	,	2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Jennifer Krintz reservation Association S. Pacific Coast Highway, Ste. 104	ociates
	Redondo Beach, CA 90277	
Date of Evaluatio	on: 5/	7/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2656 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2713 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2713 HOBART BLVD City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; irregular plan; Colonial Revival residential building; gable-on-hip roof with a side gable roof extension and a front gable projection, boxed eaves and composite shingle cladding; front gable dormer; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width recessed entry porch; thin metal columns supporting porch roof; entry door (material unknown) with sidelights within porch; double-hung wood windows; vent on dormer; rear additions (alteration); carport on south elevation (addition); metal awnings on some windows (alteration); metal screens on windows (alteration); security bars on windows and door (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site District Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/16/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1920, Los Angeles County Assessor P7. Owner Address: BAILEY, JULIA M TR 2713 S HOBART BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by r	recorder) 2713 HOBART BLVD
B1. Historic Name	<b>)</b> :	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Present U	Jse: Residential
<b>B5. Architectural</b>	Style: Colonial Revival	
<b>B6. Construction</b>	History: (Construction date, alterations, and date of all	erations)
8/18/1920: Buildin	ng permits to construct residence and garage. Owner: Otto	Lefevre. Architect and Builder: same. Cost: \$4,900.
B7. Moved?	✓ No	Original Location:
B8. Related Featu		
B9a. Architect: C		B9b. Builder: Otto Lefevre
B10. Significance		
Period of Sig		••
		d by theme, period, and geographic scope. Also address integrity.)
meme. Raimoa	ad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vie	ctor Hall Tract is a good example of an early streeto	car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
residences.	e south. By 1912, most of the parcers in the Chan	les Victor Hall Tract were improved with single-family
roordoriood.		
		h-south and east-west. The parcels within the tract are mostly
		rays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are
		is and multi-family apartment buildings were eventually
		offerson later in the tract's history, mostly during the 1920s.
5		
B11. Additional Re B12. References:		2 2. Single family property
	.os Angeles Times, Sanborn Maps	
	.ser ingeree rimee, canaein mape	
		<b>A</b>
B13. Remarks:		
		INI
		Harris .
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	vn: 5/	7/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2713 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

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Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.

### PRIMARY RECORD

Primary # HRI # Trinomial

JRHP 9	Statue	Code	5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2716 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2716 HOBART BLVD City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between 29th Street and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-and-one-half story; near rectangular plan; Craftsman residential building; side gable roof, exposed rafter tails, composition roll; concrete foundation; wood clapboard siding on exterior walls; concrete walkway and steps leading to full-width recessed entry porch supported by square clapboard-clad columns; primary door within porch (material unknown); double hung wood sash windows, as well as large picture windows with transoms on façade, ribbon wooden casements; large front shed roof dormer (alteration); metal security bars cover some of the windows (alteration); brick chimney located on the south elevation exterior. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and south elevations, Lkg NE, 3/6/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1907, Los Angeles County Assessor P7. Owner Address: CAPATA, NICHOLAS P AND RACHE 2716 S HOBART BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Jennifer Krintz Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
. ago 2 0. 0	Resource Name or # (Assigned by	recorder) 2716 HOBART BLVD
B1. Historic Name	<b>Э</b> :	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural	•	
5/22/1905: Buildin 12/5/1907: Buildin	n <b>History:</b> (Construction date, alterations, and date of all ng permit to construct residence. Owner: Mattison B. Jone ng permit to construct coal shed. ling permit to construct garage.	erations) s. Architect: A. Dudley. Builder: F. S. Pettangile Cost: \$2,500.
B7. Moved? ✓ B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect: A	A. Dudlov	B9b. Builder: F.S. Pettangile
B10. Significance	•	-
Period of Sig	· · · · · · · · · · · · · · · · · · ·	
(Discuss importan		d by theme, period, and geographic scope. Also address integrity.)
surrounded by a area was prope streetcar lines r	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and l ran along the perimeter of the tract on Adams Bould	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson es Victor Hall Tract were improved with single-family
residential and the same distar the adjoining all particularly evid	consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the lleys. Street features within the tract include consi- dent along Hobart Boulevard. Commercial building	n-south and east-west. The parcels within the tract are mostly rays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are as and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	,	2 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Jennifer Krintz reservation Asso 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates
Date of Evaluatio		7/2009
	(This space reserved for official comments.)	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2716 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 50

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2717 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2717 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; rectangular plan; Craftsman residential building; side gable roof with boxed eaves and composite shingle cladding; front gable dormer; interior brick chimney; concrete foundation; wood clapboard, wood shingle and faux stone masonry (alteration) siding on exterior walls; concrete steps leading to partial width recessed entry porch; two rectangular columns supporting porch roof; entry door (material unknown) with sidelights within porch; double-hung wood windows; aluminum sliding windows (alterations); angled bays on north and south elevations; metal screens on windows (alteration); security bars on windows (alteration). P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/16/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: CHAVEZ, HERLINDA R AND 2506 LINCOLN PARK AVE LOS ANGELES CA. CA 90031 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Status	s Code: 5	5D3	
	Resource Name or # (As	ssigned by reco	order) 2717	HOBART BLVE	D		
B1. Historic Name	<b>9</b> :						
B2. Common Nan	ne						
B3. Original Use:	Residential Be	4. Present Use:	: Residentia	a <i>l</i>			
B5. Architectural	l Style: Craftsman						
B6. Construction	History: (Construction date, alterations, and	d date of altera	tions)				
	g permit to construct residence. Owner: Frank						
2/15/1921: Alterat	tion permit to add 3 bay windows, a screened p	porcn, bearoom	n and bathroor	n, change stair	way.		
B7. Moved?	✓ No  Yes  Unknown Date:	Ori	iginal Locatio	on:			
B8. Related Feat	ures:		_				
DO A 1'' / 1	5 4 5	DO					
B9a. Architect: F	•		b. Builder: <i>Fra</i>	-			
B10. Significance		•			Annliachia C	Switzeria A C	
Period of Signation	gnificance: 1878-1948 Prop nce in terms of historical or architectural contex	erty Type Re				Criteria A, C	i+. , \
	ad and Horsecar Suburbs; Streetcar Subu	-	therne, penot	u, and geograpi	nic scope. An	so address integr	ity.)
meme. Namoa	au and Horsecar Suburbs, Streetcar Subt	IIDS					
The Charles Vi	ictor Hall Tract is a good example of an ea	arly streetcar	suburb. At t	the time of its	subdivision	in 1887, the tra	ct was
	farmland and considered a great distance						
	elled by the advent of the horsecar, cable						
	ran along the perimeter of the tract on Ad						erson
residences.	ne south. By 1912, most of the parcels in	i trie Criaries	Victor Hair I	racı were imp	novea wiiri s	sirigie-rarrilly	
roordonood.							
	aid out on a rectangular grid of streets rui						
	consist of rectangular lots separated by r						
	nce creating wide front yards. Behind m						le trom
	lleys. Street features within the tract incl dent along Hobart Boulevard. Commerci						
	ong the perimeter streets of Western, Ada						Os.
						J	
B11. Additional Re <b>B12. References</b> :	esource Attributes: (List attributes and codes) -	) HP 3. N	Multiple family	property			
	· Los Angeles Times, Sanborn Maps						
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			1	3140			
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B13. Remarks:			VI.				
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			11	4.1			
B14. Evaluator:		rvation Associat	tes				
	1611 S. Pacific Coast Highway, Ste. 104						
	Redondo Beach, CA 90277	<b>5</b> / <b>7</b> /0.0	222				
Date of Evaluation		5/7/20	009				
	(This space reserved for official comments.)						

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2717 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKHE	Status Code 3D3	
	Review Code	Reviewer		Date
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publicat	Resource Name or #: (Assign	ed by recorder)  a. Cou	2721 HOBART BLVE	)
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)		,	
b. USGS 7.5' Quad	Date T	; R	; 1/4 of Se	ec ; B.M.
c. Address: 2721	S HOBAR		y LOS ANGELES	Zip 90018
<ul><li>d. UTM: (Give more than one for la</li><li>e. Other Locational Data (e.g. Parcel</li></ul>	•	Zone ion etc. as approp	; mE/	mN
Oriented with primary (east) elevation			•	et and 29th Street.
P3 Description: (Describe resources	and its major elements. Include	design, materials.	Parce condition, alterations, size.	
One story; rectangular plan; Hipped		=		
cladding; hipped dormers on east, r concrete steps leading to partial wid with transoms; double-hung vinyl w on windows (alteration); garage buil	dth entry porch; wood glazed indows; aluminum sliding wir	panel entry door dows (alterations	with sidelights within pol	rch; fixed vinyl windows
P2b Paccurae Attributes, (List attribu	top and codes) HP 2 MP	ultiple family propos	***	
P3b. Resource Attributes: (List attributes)		ultiple family proper		
P4. Resources Present: ✓ Building	Structure Object	Site District	Element of District	Other (Isolates, etc.)
	AND THE PROPERTY OF THE PROPER			ccession #) h elevations, Lkg SW, 3/16/09 structed/Age and Sources:
			☐ Prehist	oric ✓ Historic ☐ Both geles County Assessor
			P7. Owner Ac	,
			JIMENEZ,HE	
			2721 S HOBA	
			LOS ANGELE	S CA, CA 90018
		<b>100</b>	P8. Recorded	l by:
				ion, and address)
			Laura Vanask	ie vation Associates
				ic Coast Highway, Ste.
	A CONTRACTOR OF THE PROPERTY O		Redondo Bea	• •
		170.0	P9. Date Reco P10. Survey I Intensive Leve	Type: (Describe)
P11. Report Citation: (Cite survey rep	port and other sources, or enter	'none ")		
i i i neport ottation. (Otte survey le	on and other sources, or enter	110110. <i>j</i>		
Attachments: NONE	Continuation Sheet	<b>✓</b> Di	strict Record	Rock Art Record
Location Map	Building, Structure, and Obje		near Feature Record	Artifact Record
☐ Sketch Map ☐ Other: (List)	Archaeological Record	☐ Mi	illing Station Record	Photograph Record

Page 2 of 3		NRHP Status Code: 5D3
rage 2 or 5	Resource Name or # (Assigned by	recorder) 2721 HOBART BLVD
B1. Historic Name	, , ,	,
B2. Common Nam		
B3. Original Use:	Residential B4. Present	Jse: Residential
B5. Architectural		, 100, 407, 144
	History: (Construction date, alterations, and date of al	terations)
No original buildin	ng permit for 2721 S. Hobart. In permit to construct 1-story residence and barn at 2723 S	,
	tion permit to convert SFR to two units, add kitchen, bath,	etc. at 2721-2723 S. Hobart.
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect: V	W.J. Bliesner	B9b. Builder: Joe Flovis
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area 6350.27124976
Period of Signature	gnificance: 1878-1948 Property Type	Residential Applicable Criteria A, C
	nce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	d by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and l ran along the perimeter of the tract on Adams Boul	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson les Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the lleys. Street features within the tract include consi dent along Hobart Boulevard. Commercial building	h-south and east-west. The parcels within the tract are mostly vays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are as and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re		3. Multiple family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	1611 S. Pacific Coast Highway, Ste. 104	ociates
Date of Evaluation	Redondo Beach, CA 90277	7/2009
Date Of Evaluatio		172003
	(This space reserved for official comments.)	

### CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2721 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 50

**Other Listings Review Code** Reviewer **Date** Resource Name or #: (Assigned by recorder) 2801 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2801 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Hipped Roof Cottage residential building; hipped roof with boxed eaves and composite shingle cladding; hipped dormer; concrete foundation; synthetic siding on exterior walls; concrete steps leading to full-width brick masonry entry porch; four tapered square wooden columns sitting atop brick piers support the porch roof; entry door (material unknown) with sidelights within porch; fixed multi-light wood window on porch; fixed wood window with transom; double-hung wood windows; fixed wood windows with diamond panes on dormer; hexagonal bay within porch; metal screens on some windows (alteration); security bars on entry door (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/16/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1908, Los Angeles County Assessor P7. Owner Address: TIGGS.CLARETTA M 2801 S HOBART BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

D0( 0		NRHP Status Code: 5D3
Page 2 of 3	Passures Name or # (Assigned by	
5	Resource Name or # (Assigned by I	ecolder) 2001 HOBART BLVD
B1. Historic Name		
B2. Common Nan		lass Basidantial
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural	I Style: Hipped roof cottage  n History: (Construction date, alterations, and date of all	tarations)
	ng permit to construct residence. Owner: J.J. Fostler Arch	,
	ling permit to construct barn.	itest and Bullder. Same. σσστ. φ2,250.
_	✓ No U Yes Unknown Date:	Original Location:
B8. Related Feat	ures:	
B9a. Architect:	J.J. Fostler	B9b. Builder: J.J. Fostler
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area 6649.24079998
Period of Si	gnificance: 1878-1948 Property Type	Residential Applicable Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vi	inter Hall Tract is a good example of an early street.	car suburb. At the time of its subdivision in 1997, the tract was
		car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
streetcar lines	ran along the perimeter of the tract on Adams Boule	evard to the north, Western Avenue to the west and Jefferson
	ne south. By 1912, most of the parcels in the Charl	les Victor Hall Tract were improved with single-family
residences.		
The tract was la	aid out on a rectangular grid of streets running norti	h-south and east-west. The parcels within the tract are mostly
residential and	consist of rectangular lots separated by rear alleyw	vays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
		stent sidewalks and plantings. Large street trees are is and multi-family apartment buildings were eventually
		efferson later in the tract's history, mostly during the 1920s.
	,	, , , , , , , , , , , , , , , , , , ,
B11. Additional Re B12. References:	,	P 2. Single family property
	Los Angeles Times, Sanborn Maps	
Ert Oily T Offilia, E	.oo ringaloo riinoo, Ganborri Mapo	
		<b>A</b>
B13. Remarks:		
		IN I
B14. Evaluator:		ociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	7/2000
Date of Evaluation		7/2009
	(This space reserved for official comments.)	

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2801 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Dat	e		_
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign			HOBART BLVD			
P2. Location:			County Los	Angeles			
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)						
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;		B.M.
c. Address: 2802		RT BLVD	City LOS ANG		'	0018	
d. UTM: (Give more than one for la		Zone	;	mE/	mN		
e. Other Locational Data (e.g. Parce							
Oriented with primary (west) elevation	on facing west. Located on the e	ast side of S. Ho	obart Boulevard I	oetween W. 29th St	reet and W.	27th St	reet.
				Parcel No.	5053013	:007	
P3 Description: (Describe resources	and its major elements. Includ	e design, materi	als, condition, alt			001	
One story; near rectangular plan; H cladding (alteration), hipped front detiled steps (alteration) leading to full dentil molding along fascia board w windows with transoms within porclexterior.	ormer; concrete foundation; I-width recessed entry porch ithin porch; primary wood do	stucco siding of supported by oor within porcl	on exterior wall grouped squar h; double hung	s (alteration); con e columns sitting wood sash windd	crete walk atop stucc ws, large p	way an o piers, oicture	,
P3b. Resource Attributes: (List attributes: Attributes: P4. Resources Present: ☑ Building		fultiple family pro Site ☐ Distri		P5b Description of (View, date, access West elevation, Lkg P6. Date Construct  Prehistoric	sion #) g E, 3/6/09 cted/Age an ☑ Historic	d Sourc	ces: Both
				1904, Los Angeles P7. Owner Addres CHAVEZ, JORGE A 2802 S HOBART E LOS ANGELES CA	ss: AND MANUL BLVD	ELA	
			•	P8. Recorded by: (Name, affiliation, a Jennifer Krintz Galvin Preservation 1611 S. Pacific Co. Redondo Beach, C	n Associates ast Highway	5	
				P9. Date Recorder P10. Survey Types Intensive Level Sur	: (Describe	5/7/20 e)	009
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")					
Attachments: NONE Location Map Sketch Map	Continuation Sheet Building, Structure, and Obj	ect Record	District Record Linear Feature Milling Station	Record Artifa	k Art Record act Record tograph Rec		

Page 2 of 3				NRHP Sta	atus Code: 5	5D3
	Resource	e Name or # (Assigne	ed by recorder)	2802 HOBART B	LVD	
B1. Historic Name	:					
B2. Common Nam	ne					
B3. Original Use:	Residential	B4. Pre	sent Use: Re	esidential		
B5. Architectural	•	ŭ				
	<b>History:</b> (Construction daing permit for residence. Ow		•	his. Builder: Pefflev	& Miller, Cost: \$	61.930.
06/09/1941: altera	ntion permit to remove back pation permit to add bedroom,	orch on south side to e	ast side of build	ding, make nook ou		
B7. Moved?	✓ No ☐ Yes ☐ Unknow ures:	n Date:	Original	Location:		
B9a. Architect:	IA Mathie		RON Ruil	der: <i>Peffley &amp; Mille</i>	ar	
B10. Significance		Horsecar Suburbs; Stre		-	1	
Period of Sign		•	' <b>ype</b> Residen		Applicable (	Criteria A, C
(Discuss importan	ce in terms of historical or and and Horsecar Suburbs	chitectural context as d			• •	•
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good of farmland and considered elled by the advent of the ran along the perimeter o e south. By 1912, most	a great distance fron horsecar, cable car, a f the tract on Adams	n the city cent and later the e Boulevard to	er of Los Angeles electric car, conne the north, Wester	s. Residential decting it to down an Avenue to the	levelopment within the ntown. By 1910, three e west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular g consist of rectangular lot nce creating wide front ya leys. Street features wit dent along Hobart Bouley ang the perimeter streets	s separated by rear a rds. Behind many o hin the tract include o ard. Commercial bu	illeyways. The fithe residence consistent side illings and millings an	ne residences are ses are garages a ewalks and plantii ulti-family apartmo	all set back fro nd ancillary bu ngs. Large str ent buildings w	om the street at roughly ildings accessible from reet trees are rere eventually
B11. Additional Re B12. References:	esource Attributes: (List attr	ibutes and codes)	HP 3. Multipl	e family property		
LA City Permits, L	os Angeles Times, Sanborn	Maps				
B13. Remarks:				N		
B14. Evaluator:	Jennifer Krintz 1611 S. Pacific Coast High Redondo Beach, CA 90277	vay, Ste. 104	n Associates			
Date of Evaluation	•		5/7/2009			
	(This space reserved for off	icial comments.)				

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2802 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

	Other Listings		olatus code 3D3	
	Review Code	Reviewer	Da	ate
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign		2812 HOBART BLVD	
P2. Location: Not for Publication and (P2b and P2c or P2d. Attach a	Location Map as necessary.)	a. Cou	,	
<b>b. USGS 7.5' Quad</b> c. Address: 2812	Date T S HOBAR		; 1/4 of 1/4 of Sec	; <b>B.M.</b> Zip 90018
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce Oriented with primary (west) elevation			,	Street and W. 27th Street.
			Parcel N	
<b>P3 Description:</b> (Describe resources One story; near rectangular plan; T	and its major elements. Include	•		,
roof, front gable dormer, asphalt sh walkway and concrete steps leading primary wood door within porch; do (alteration), two windows boarded o	ingles (alteration); concrete i g to full-width entry porch su uble hung wood sash windo	foundation; wood o	clapboard siding on exterio n-like chamfered columns s	r walls; concrete itting atop brick piers;
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	·	Single family property		ther (Isolates, etc.)
			(View, date, acce	
			West elevation, L	=
		MANIZ	P6. Date Constru ☐ Prehistorio	ucted/Age and Sources:  Historic Both
			i de la companya de	es County Assessor
			P7. Owner Addr	ess:
		_ A /-	BROWN,CHRIST 2812 S HOBART	TINE AND MICHAEL
			LOS ANGELES (	
			P8. Recorded by	<i>r</i> :
			(Name, affiliation	, and address)
			Galvin Preservati	ion Associates
			1611 S. Pacific C Redondo Beach,	Coast Highway, Ste. CA 90277
			P9. Date Record	
		12112	P10. Survey Typ Intensive Level S	
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")	_	
Attachments: NONE	Continuation Sheet	☐ Dis	strict Record Ro	ock Art Record
Location Map	Building, Structure, and Obje			ifact Record
☐ Sketch Map ☐ Other: (List)	Archaeological Record	∟ Mil	ling Station Record	otograph Record

Page 2 of 3					NRHP S	Status Code:	5D3	
		Resource Name or #	(Assigned by re	ecorder)	2812 HOBART	BLVD		
B1. Historic Name	<b>:</b> :							
B2. Common Nam	ne							
B3. Original Use:	Residential		B4. Present U	lse: Res	sidential			
B5. Architectural		tional Craftsman						
3/7/1905: Building 1/22/1907: Alterat	permit to construc	truction date, alterations, of residence. Owner: J.H parn into a house. Owner e construction.	. Geer. Architec	t: none. B		Schneider. Cost:	\$1,600.	
B7. Moved? v	✓ No ☐ Yes ☐ ures:	Unknown Date:	•	Original L	ocation:			
DO 4 1''				DOL D "	144 144 0	, ,,		
B9a. Architect:	n. Thomas Doi	lroad and Haraaas Cub.			er: <i>Wm. W. Scl</i>	nneiaer		
B10. Significance Period of Significance		road and Horsecar Subı 78-1948 Р	roperty Type			Applicable	e Criteria A. C	
(Discuss importan	ice in terms of histo	orical or architectural cor Suburbs; Streetcar St	ntext as defined				•	.)
surrounded by area was prope streetcar lines i	farmland and co elled by the adve ran along the pe	a good example of an nsidered a great dista nt of the horsecar, can rimeter of the tract on 12, most of the parcel	nce from the o ble car, and la Adams Boule	city cente iter the el vard to th	r of Los Angel ectric car, con e north, West	es. Residential necting it to do ern Avenue to a	development withir wntown. By 1910, the west and Jeffers	n the three
residential and the same distar the adjoining al particularly evid	consist of rectar nce creating wid lleys. Street fea dent along Hobal	angular grid of streets ngular lots separated be the front yards. Behind ntures within the tract in the Boulevard. Comme r streets of Western, A	by rear alleywa I many of the I include consis ercial buildings	ays. The residence tent sidev s and mul	e residences a es are garages walks and plar Iti-family apart	re all set back i and ancillary b atings. Large s ment buildings	from the street at ro puildings accessible street trees are were eventually	nughly from
B11. Additional Re B12. References:		(List attributes and coo	des) HP	2. Single t	family property			
LA City Permits, L	os Angeles Times	, Sanborn Maps						
B13. Remarks:				2	N			
B14. Evaluator:	Jennifer Krintz 1611 S. Pacific C Redondo Beach,	oast Highway, Ste. 104	eservation Assoc	ciates				
Date of Evaluation	n:		5/7	7/2009				
	(This space reser	ved for official comments	s.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2812 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

#### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2816 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2816 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. 29th Street and W. 27th Street. Parcel No. 5053013010 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; near rectangular plan; Transitional Craftsman residential building; hipped roof clad in composite roll (alteration), exposed rafter tails, large front gable dormer, knee braces, decorative bargeboard; concrete foundation; wood clapboard siding on exterior walls; concrete walkway and concrete steps leading to full-width entry porch supported by paired Tuscan-like columns sitting atop a clapboard wall; primary wood door within porch covered with a security screen door; two picture windows flanked by double hung wood sash windows and surmounted by transoms, double hung wood sash windows within angled and square bays on north and south elevations, brick chimney likely sealed on south elevation exterior (alteration), other chimney located on the rear of the building within the roof surface. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/6/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1903, Los Angeles County Assessor P7. Owner Address: THOMPSON, MARC A 457 CLINTON AVE BROOKLYN NY, CA 11238 P8. Recorded by: (Name, affiliation, and address) Jennifer Krintz Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ■ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by re	ecorder) 2816 HOBART BLVD	
B1. Historic Name	<del>)</del> :		
B2. Common Nan	ne		
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural	I Style: Transitional Craftsman		
B6. Construction		•	
6/6/1905: Building	g permit to construct residence. Owner: F.H. Geer. Archited	ct: none. Builder: Wm. W. Schneider. Cost:	\$1,600.
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Feat	ures:		
DOs Aushits st		DOL Duilden Was W. Cabaiden	
B9a. Architect:		B9b. Builder: Wm. W. Scheider	
B10. Significance			Critoria A C
Period of Signature	. , , ,		Criteria A, C
	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope. 7	Also address integrity.)
meme. Ramoa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early streetc	ear suburb. At the time of its subdivision	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and la		
	ran along the perimeter of the tract on Adams Boule		
	ne south. By 1912, most of the parcels in the Charle	es Victor Hall Tract were improved with	single-family
residences.			
The tract was la	laid out on a rectangular grid of streets running north	n-south and east-west. The parcels wi	thin the tract are mostly
	consist of rectangular lots separated by rear alleywa		
the same dista	nce creating wide front yards. Behind many of the	residences are garages and ancillary b	uildings accessible from
	lleys. Street features within the tract include consis		
	dent along Hobart Boulevard. Commercial buildings ong the perimeter streets of Western, Adams and Je		
constructed arc	ing the perimeter streets of Western, Adams and Je	nerson later in the tract's history, most	y during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes) HP	2. Single family property	
B12. References	:		
LA City Permits, L	Los Angeles Times, Sanborn Maps		
		T/A/I I	
B13. Remarks:		N	
		IN	
B14. Evaluator:	Jennifer Krintz reservation Associated	ciates	
D14. Evaluator.	1611 S. Pacific Coast Highway, Ste. 104	dates	
	Redondo Beach, CA 90277		
Date of Evaluation		7/2009	
Date of Evaluation		72000	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2816 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

	Other Listings	NKHP Sta	atus Code 5D3	
	Review Code	Reviewer	[	Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	2822 HOBART BLVD	
P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a		a. Count	y Los Angeles	
b. USGS 7.5' Quad	Date T		1/4 of Sec	: B.M.
c. Address: 2822		, ,	LOS ANGELES	Zip 90018
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce	I #, directions to resource, eleva	tion, etc., as appropria	te)	
Oriented with primary (west) elevation	on facing west. Located on the e	ast side of S. Hobart E	Boulevard between 29th Str	eet and 27th Street.
			Parcel I	No. 5053013011
P3 Description: (Describe resources	and its major elements. Include	e design, materials, co		
One story; near rectangular plan; C	•	<u> </u>		•
braces, exposed purlins; concrete t leading to partial-width entry porch door; two picture windows, vinyl slid	supported by cut stone colur	mns; primary wood o	door within porch covere	ed with a security screen
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site District		Other (Isolates, etc.)
	· 1000 (100 / 200)	W. Francisco	P5b Description	
	<b>国有关证法案</b>		(View, date, acc West elevation,	•
	一个一样的人			ructed/Age and Sources:
			Prehistor	
				les County Assessor
			P7. Owner Add	-
	ALL SOLD IN	MARCHIN	STACKHOUSE,	CHARLES AND JULI
			2822 S HOBAR	T BLVD
<b>大学和特别的</b>			LOS ANGELES	CA, CA 90018
		The second second	P8. Recorded b	y:
			(Name, affiliation	n, and address)
	The second second	and the state of	Jennifer Krintz	Can Associates
			Galvin Preserva	ition Associates Coast Highway, Ste.
		590000	Redondo Beach	- · · · · · · · · · · · · · · · · · · ·
= 2022 ≥			P9. Date Recor P10. Survey Ty Intensive Level	pe: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
	□ <b>a</b>			
Attachments: NONE	Continuation Sheet	_		ock Art Record
<ul><li>☐ Location Map</li><li>☐ Sketch Map</li></ul>	☐ Building, Structure, and Obje☐ Archaeological Record		_	rtifact Record
Other: (List)	Alchaeological Recold	L IVIIIII	ng Station Record	hotograph Record

Page 2 of 3		NRHP Status Code: 5D3	
	Resource Name or # (Assigned by re	recorder) 2822 HOBART BLVD	
B1. Historic Name	<del>)</del> :		
B2. Common Nam			
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural	•		
	n <b>History:</b> (Construction date, alterations, and date of altiful permit to construct residence. Owner: Geo. Yarrow. Ar		
	ng permit to construct residence. Owner: Geo. Tarrow. Ar		
B7. Moved? ✓	✓ No	Original Location:	
B8. Related Featu		Original Location.	
B9a. Architect:		B9b. Builder: S.E. Glaberg	
B10. Significance Period of Significance			
•	. , , ,	Applicable Criteria A, C If by theme, period, and geographic scope. Also address integrity.)	
	ad and Horsecar Suburbs; Streetcar Suburbs	r by theme, period, and geographic scope. Also address integrity.)	
The Charles Vio	ictor Hall Tract is a good example of an early streetc	car suburb. At the time of its subdivision in 1887, the tract was	
		city center of Los Angeles. Residential development within the	
		ater the electric car, connecting it to downtown. By 1910, three	9
		evard to the north, Western Avenue to the west and Jefferson es Victor Hall Tract were improved with single-family	
residences.	ie sodan. By 1912, most of the parcels in the Ghank	ss victor than that were improved with single-family	
The tract was la	aid out on a rectangular grid of streets running north	n-south and east-west. The parcels within the tract are mostly	
		ays. The residences are all set back from the street at roughly	
		residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are	1
		s and multi-family apartment buildings were eventually	
		efferson later in the tract's history, mostly during the 1920s.	
B11. Additional Re		2. Single family property	
	Los Angeles Times, Sanborn Maps		
	Too y angeree y mises, can be mape		
		<b>A</b>	
B13. Remarks:			
		[N]	
D44 Fuelveten	lonnifor Krints	nintee	
B14. Evaluator:	Jennifer Krintz reservation Associated 1611 S. Pacific Coast Highway, Ste. 104	Clates	
	Redondo Beach, CA 90277		
Date of Evaluatio	•	7/2009	
	(This space reserved for official comments.)		
	(The space received to similar commence)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2822 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

	Other Listings Review Code	Reviewer		Dat	e
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign			HOBART BLVD	
P2. Location:			County Los	s Angeles	
and (P2b and P2c or P2d. Attach a					
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	; B.M.
c. Address: 2823		RT BLVD -	City LOS ANG		Zip 90018
d. UTM: (Give more than one for la		Zone	;	mE/	mN
e. Other Locational Data (e.g. Parce			/		
Oriented with primary (east) elevation	on facing east. Located on the w	est side of Hoba	art Boulevard bet	ween 27th Street an	nd 29th Street.
				5 11	5050040005
Da Dagarintiana (Dagariha asasana			:-  :::	Parcel No.	
P3 Description: (Describe resources One story; rectangular plan; Crafts	s and its major elements. Includ	=			
exterior brick chimney; concrete for full-width entry porch; two tripled as wood window with transom; double hung vinyl sash windows (alteration under window shelf on front gable; windows (alteration).	undation; wood clapboard and nd two paired rectangular con hung wood sash windows; n); wood slat vent under fron	nd wood shingle lumns supporti fixed wood win t gable; wood l	le siding on extoing porch roof; ndow with triang brackets suppo	erior walls; concre wood entry door v gular panes under orting roof overhan	ete steps leading to within porch; fixed r front gable; double- ngs; wood corbels
P3b. Resource Attributes: (List attributes: P4. Resources Present:  Building		Single family pro		of District  Oth	er (Isolates, etc.)
				P5b Description of	Photo:
				(View, date, access	sion #)
			1	East elevation, Lkg	y W, 3/16/09
		-14-		P6. Date Construc	cted/Age and Sources:
		4		Prehistoric	✓ Historic Both
				1905, Los Angeles	
				_	-
	1			P7. Owner Addres	SS:
				TEE,ERNA B	21.17
,				2823 S HOBART E	
				LOS ANGELES CA	A, CA 90018
	2823			P8. Recorded by:	
				(Name, affiliation, a	and address)
SIGN		Municipal		Laura Vanaskie	
	THE REPORT OF THE PARTY OF THE		100	Galvin Preservation	n Associates
America Reality				1611 S. Pacific Coa	ast Highway, Ste.
213-735-8608		Provide the second	2 4	Redondo Beach, C	A 90277
		COLUMN TO SE		P9. Date Recorded	d: 5/7/2009
			The state of the s	P10. Survey Type:	
	The second second	The second second		Intensive Level Sur	
	A DESCRIPTION OF THE PERSON OF	THE RESERVE TO SERVE THE PARTY OF THE PARTY	Company Company		•
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")			
		_	_	_	
Attachments: NONE	Continuation Sheet	<b>✓</b>	District Record	I 🔲 Rock	k Art Record
Location Map	Building, Structure, and Obj	ect Record	Linear Feature	Record Artifa	act Record
☐ Sketch Map	☐ Archaeological Record		☐ Milling Station	Record Phot	tograph Record
Other (List)					

Page 2 of 3		NRHP Status Code: 5D3
. ago = 0. o	Resource Name or # (Assigned by r	ecorder) 2823 HOBART BLVD
B1. Historic Name	): :	
B2. Common Nam	ne	
B3. Original Use:	residential B4. Present U	lse: Residential
B5. Architectural	Style: Craftsman	
<b>B6. Construction</b>	History: (Construction date, alterations, and date of alt	erations)
No original building 8/2/1944: Building	g permit. g permit for garage construction.	
B7. Moved? B8. Related Featu		Original Location:
DOs Arabitanti		B9b. Builder:
B9a. Architect: B10. Significance		
Period of Sig		
(Discuss importan		by theme, period, and geographic scope. Also address integrity.)
surrounded by a area was prope streetcar lines r	farmland and considered a great distance from the celled by the advent of the horsecar, cable car, and la fran along the perimeter of the tract on Adams Boule	ear suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the atter the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson es Victor Hall Tract were improved with single-family
residential and the same distar the adjoining all particularly evid	consist of rectangular lots separated by rear alleywonce creating wide front yards. Behind many of the lilleys. Street features within the tract include consistent along Hobart Boulevard. Commercial buildings	a-south and east-west. The parcels within the tract are mostly ays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are and multi-family apartment buildings were eventually fferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	· · · · · · · · · · · · · · · · · · ·	2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Asso 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ciates
Date of Evaluatio	on: 5/7	7/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2823 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

	Other Listings	NRHP Status Code 5D3		
	Review Code	Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ned by recorder)	2902 HOBART BLVD	
P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a		a. Cour	nty Los Angeles	
<b>b. USGS 7.5' Quad</b> c. Address: 2902	Date T S HOBAR	; <b>R</b> ; RT BLVD City	1/4 of 1/4 of Sec LOS ANGELES	c ; <b>B.M.</b> Zip <i>90018</i>
d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (west) elevation	el #, directions to resource, eleva		,	mN h Street and W. 30th Street.
Do Donasiation (Donasilo management	and the resistant learning to the body		Parcel	
P3 Description: (Describe resources One-and-one-half story; near recta exposed rafter tails, extended shed shingles under front gable dormer; square wooden columns; primary v double hung wood sash windows, a chimney on north elevation exterior	I porch roof; concrete founda concrete walkway and concr vood door within porch; a pic angled bay window on the fac	ftsman residential b tion; horizontal woo ete steps leading to ture window within	ouilding; side gable roof, od board siding on exter o partial-width recessed the porch surmounted b	two front gable dormers, ior walls and split wood entry porch supported by by a transom, primarily
P3b. Resource Attributes: (List attributes P4. Resources Present:  Building		Single family property Site District	Element of District P5b Descriptio	
			<b>P6. Date Cons</b> ☐ Prehisto	tructed/Age and Sources:
			P7. Owner Ad CHIU,DAVID A 2902 S HOBA	AND RT BLVD
			<b>P8. Recorded</b> (Name, affiliati Jennifer Krintz Galvin Preserv	on, and address) vation Associates c Coast Highway, Ste.
25027			P9. Date Reco P10. Survey T Intensive Leve	orded: 5/7/2009 ype: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	☐ Continuation Sheet ☐ Building, Structure, and Obje ☐ Archaeological Record	ect Record Line	ear Feature Record	Rock Art Record Artifact Record Photograph Record

					Mari	D 04 4 D 1	FD0
Page 2 of 3						P Status Code:	5D3
		Resource Name or #	(Assigned by r	recorder)	2902 HOBA	RT BLVD	
B1. Historic Name:							
B2. Common Name	<del>)</del>						
B3. Original Use:	Residential		B4. Present U	Jse: Re	esidential		
B5. Architectural S	Style: Transiti	onal Craftsman					
B6. Construction I	• ,	iction date, alterations		,			
	permit to constru	act residence. Owner: wat sleeping porch by ex et garage.				Henry Gatz Cost	t: \$1,950.
B7. Moved? ✓ B8. Related Featur		Jnknown Date:		Original	Location:		
B9a. Architect:					der: Henry G	atz	
B10. Significance:		oad and Horsecar Sub	•			A !! !	ala <b>O</b> utranta — A O
Period of Sign			roperty Type				ole Criteria A, C
` '		cal of architectural co Suburbs; Streetcar S		a by them	e, period, and	geographic scope	e. Also address integrity.)
surrounded by fa area was propell streetcar lines ra	armland and con led by the adven an along the peri	sidered a great dista t of the horsecar, ca	ance from the able car, and la Adams Boule	city cent ater the e evard to	er of Los Ang electric car, o the north, We	geles. Residenti connecting it to d estern Avenue to	sion in 1887, the tract was all development within the downtown. By 1910, three to the west and Jefferson ith single-family
residential and c the same distant the adjoining alle particularly evide	onsist of rectang ce creating wide eys. Street feat ent along Hobart	ular lots separated front yards. Behindures within the tract Boulevard. Comm	by rear alleyw d many of the include consis ercial building	rays. The resident stent side stend m	ne residences ses are garag ewalks and p ulti-family apa	s are all set bacl les and ancillary lantings. Large artment building	
B11. Additional Res	source Attributes:	(List attributes and co	des) HF	2. Single	e family proper	ty	
LA City Permits, Lo	s Angeles Times,	Sanborn Maps					
B13. Remarks:					N		
1	Jennifer Krintz 1611 S. Pacific Co Redondo Beach, C	ast Highway, Ste. 104	eservation Asso	ociates			
Date of Evaluation	•	,, 50211	5/	7/2009			
		ed for official comment					
(	This space reservi	ed for official comment	s.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2902 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

	Other Listings Review Code	Reviewer	Dat	te
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica	Resource Name or #: (Assignation  Unrestricted	ned by recorder)  a. Count	2907 HOBART BLVD  y Los Angeles	
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad c. Address: 2907 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (east) elevation	Date T S HOBAR rge and/or linear resources) I #, directions to resource, eleva	; R ; RT BLVD City Zone tion, etc., as appropria	,	; B.M. Zip 90018 mN t and 30th Street.
P3 Description: (Describe resources One and one-half stories; rectangular shingle cladding; shed porch roof wexterior walls; concrete steps leading unknown) within porch; aluminum stroof overhangs; metal screens on vertical (alteration); garage building at south	rith metal cladding (alteration ng to partial-width entry porc liding windows (alteration); k vindows and entry door (alte	al building; front gab n); concrete foundation h; rectangular posts pay with lattice vents ration); security bars	le roof with exposed rafter on; wood clapboard siding supporting porch roof; ent under front gable; wood b on windows (alteration); o	boundaries) r tails and composite r and stucco on try door (material brackets supporting chain-link fence
P3b. Resource Attributes: (List attributes: P4. Resources Present: Building		Single family property Site District	P5b Description of (View, date, acces East elevation, Lkg P6. Date Construct Prehistoric	sion #) g W, 3/16/09 cted/Age and Sources:  Historic Both s County Assessor sss: FONSO AND BLVD A, CA 90018
P11. Report Citation: (Cite survey re	oort and other sources, or enter	"none.")	Galvin Preservation 1611 S. Pacific Con Redondo Beach, Con P9. Date Recorde P10. Survey Type Intensive Level Su	ast Highway, Ste. CA 90277 d: 5/7/2009 : (Describe)
Attachments: NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obj	ect Record Linea	ar Feature Record 🔲 Artif	k Art Record act Record tograph Record

Page 2 of 3				NRHP	Status Code:	5D3	
	Resour	ce Name or # (Ass	signed by record	er) 2907 HOBART	T BLVD		
B1. Historic Name:							
B2. Common Name	e						
B3. Original Use:	Residential	B4.	. Present Use:	Residential			
B5. Architectural	•						
	History: (Construction d			•			
	ng permit for residence. Ov g permit for garage constr		. Architect: J.A. i	Mathis. Builder: A.L.	. Smith. Cost: \$1,9	985.	
	0 0						
B7. Moved? ✓	No Yes Unknow	vn Date:	Origii	nal Location:			
B8. Related Featu	res:						
B9a. Architect: J.	A. Mathis		B9b. I	Builder: A.L. Smith			
B10. Significance:	Theme: Railroad and	Horsecar Suburbs;	Streetcar Area	5080.21840011			
Period of Sig	nificance: 1878-1948	Prope	rty Type Resi	dential	Applicable	Criteria A, C	
(Discuss importance	e in terms of historical or a	architectural context	as defined by th	eme, period, and ge	eographic scope.	Also address integrity.)	
Theme: Railroad	d and Horsecar Suburb	s; Streetcar Subur	bs				
The Charles Vic	tor Hall Tract is a good	evamnle of an ea	rly streetcar su	hurh At the time	of its subdivisio	n in 1887, the tract was	
						development within the	
						wntown. By 1910, three	)
	an along the perimeter of						
Boulevard to the residences.	south. By 1912, mos	t of the parcels in	the Charles Vio	ctor Hall Tract wei	re improved with	n single-tamily	
residerices.							
						ithin the tract are mostly	
						rom the street at roughly	
	ce creating wide front y eys. Street features wi					uildings accessible from	
	ent along Hobart Boule						
	ng the perimeter streets						
B11. Additional Res	source Attributes: (List at	tributes and codes)	HP 2. Sii	ngle family property			
B12. References:	. America Times Occiden						
LA City Permits, Lo	os Angeles Times, Sanbori	n Maps					
				<b>A</b>			
B13. Remarks:				AL			
				IN			
B14. Evaluator:	Louro Vanoakio	rooon	ation Associates				
	Laura variaskie 1611 S. Pacific Coast Higl		alion Associates				
	Redondo Beach, CA 9027						
Date of Evaluation		-	5/7/2009	)			
(	This space reserved for o	fficial comments.)		]			
		ŕ					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2907 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

	Other Listings Review Code	Reviewer	Date	e
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign		2911 HOBART BLVD	·
P2. Location:  Not for Publication	tion <b>U</b> nrestricted	a. County	Los Angeles	
and (P2b and P2c or P2d. Attach a		•	LOS Aligeles	
b. USGS 7.5' Quad	Date T		of 1/4 of Sec	: B.M.
c. Address: 2911		, ,	S ANGELES	Zip 90018
d. UTM: (Give more than one for la		Zone :	mE/	mN
e. Other Locational Data (e.g. Parce		•	IIIL/	IIIIN
Oriented with primary (east) elevation			ard hotwoon 20th Stroot on	d 20th Stroot
Oriented with primary (east) elevation	irracing east. Located on the w	est side of Hobart bodieva	aru between 29th Street am	a sour sueet.
			Parcel No.	5053009031
P3 Description: (Describe resources	and its major elements. Includ	e decian materials condit		
One story; rectangular plan; Craftsr		=		
gable dormer; concrete foundation; porch; two tapered rectangular colu not visible from street; wood bracke entry door (alteration); garage build	wood shingle and synthetic mns supporting porch roof; ts supporting roof overhang.	siding on exterior walls wood entry door within s; metal screens on sor	; concrete steps leading porch; fixed wood windd	to full-width entry ows; other windows
P3b. Resource Attributes: (List attribu	ites and codes) HP 2. S	Single family property		
P4. Resources Present:  Building	Structure Object	Site District El	ement of District Other	er (Isolates, etc.)
				ision #) vations, Lkg NW, 3/16/09 ted/Age and Sources:  I Historic Both County Assesspr s: ELVD A, CA 90018 and address) Associates ast Highway, Ste. A 90277 d: 5/7/2009 (Describe)
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")		
i i i Neport Chanon. (One survey le	on and other sources, or effer	none. j		
				Art Danie I
Attachments: NONE	Continuation Sheet	✓ District F		Art Record
Location Map	Building, Structure, and Obj			act Record
☐ Sketch Map	Archaeological Record	☐ Milling S	Station Record	ograph Record
Other: (List)				

Page 2 of 3					NRHP St	atus Code:	5D3	
	R	esource Name or #	(Assigned by re	ecorder)	2911 HOBART B	BLVD		
B1. Historic Name:								
B2. Common Name			D4 December	laa. Daa	ido atial			
B3. Original Use: B5. Architectural S	Residential Style: Craftsma	ın	B4. Present U	ise: Res	sidential			
		rr ction date, alterations,	and date of alto	erations)				
	• '	residence. Owner: Fr			ct and Builder: sar	ne. Cost: \$1,80	0.	
_		nknown Date:	(	Original L	ocation:			
B8. Related Featur	es:							
B9a. Architect: Fra			ļ	B9b. Build	er: Frank Schoer	nrock		
B10. Significance:		ad and Horsecar Subu	•					
Period of Sign			operty Type			• • •	• <b>Criteria</b> A, C Also address integrity.	١
•		uburbs; Streetcar St		by theme,	, periou, and geog	rapnic scope. 7	Also address integrity.	)
							n in 1887, the tract within	
							development within vntown. By 1910, i	
streetcar lines ra	n along the perin	neter of the tract on	Adams Boule	vard to th	ne north, Wester	n Avenue to ti	he west and Jeffers	
	south. By 1912	, most of the parcels	s in the Charle	es Victor i	Hall Tract were	improved with	single-family	
residences.								
							thin the tract are mo	
							rom the street at rou uildings accessible	
		res within the tract i						IIOIII
particularly evide	ent along Hobart L	Boulevard. Comme	ercial buildings	s and mu	lti-family apartm	ent buildings v	were eventually	
constructed along	g the perimeter s	treets of Western, A	Adams and Je	tterson la	ter in the tract's	history, mosti	ly during the 1920s.	
	ource Attributes: (	List attributes and coo	les) HP	2. Single	family property			
B12. References: LA City Permits, Los	s Anaeles Times. S	anborn Maps						
				1				
B13. Remarks:				- 4	N			
					14			
B14. Evaluator: L	aura Vanaskie	re	servation Asso	ciates				
1	1611 S. Pacific Coa	st Highway, Ste. 104						
	Redondo Beach, CA	A 90277		7/0000				
Date of Evaluation				7/2009				
(	This space reserve	d for official comments	S.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2911 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

	Other Listings Review Code	Reviewer	Da	te
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica	Resource Name or #: (Assignation  Unrestricted	ned by recorder)  a. Coun	2912 HOBART BLVD	
and (P2b and P2c or P2d. Attach ab. USGS 7.5' Quad c. Address: 2912 d. UTM: (Give more than one for lab. Other Locational Data (e.g. Parce Oriented with primary (west) elevations.)	Date T S HOBAF  arge and/or linear resources)  If #, directions to resource, elevations	; R ; RT BLVD City Zone ttion, etc., as appropria	1/4 of 1/4 of Sec LOS ANGELES ; mE/ ate)	; B.M. Zip 90018 mN treet and W. 30th Street.
P3 Description: (Describe resources One story; near rectangular plan; C gable porch roof, exposed rafter tal and concrete steps leading to parti- unknown); primary door within porc on façade (alteration); chain link fe	ils, knee braces; concrete for al-width recessed entry porch th (material unknown) covere	r; side gable roof, on undation; wood clap h supported by squa ed by a screen secul	ne front gable roof with exte board siding on exterior wa are wooden columns sitting	boundaries) ended secondary front alls; concrete walkway g atop piers (material
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site District		ner (Isolates, etc.)
			Prehistoric 1909, Los Angeles P7. Owner Addre	sion #)  kg E, 3/6/09  cted/Age and Sources:  Historic Both S County Assessor  SS: R AND MARGARIT BLVD A, CA 90018  and address)  on Associates coast Highway, Ste.
	1020		P9. Date Recorde P10. Survey Type Intensive Level Su	e: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	<ul><li>☐ Continuation Sheet</li><li>☐ Building, Structure, and Object</li><li>☐ Archaeological Record</li></ul>	ect Record Line	ar Feature Record 🔲 Artif	ck Art Record fact Record otograph Record

Page 2 of 3		NRHP Status Code: 5D3
· ·	Resource Name or # (Assigned by	recorder) 2912 HOBART BLVD
B1. Historic Name B2. Common Nam		
B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectural		16 - P. A
	n <b>History:</b> (Construction date, alterations, and date of a	Iterations) h. Architect: none. Contractor: California Bungalows. Cost: \$2,000.
2/11/1909. Ballalli	ig permit to construct residence. Owner. Herman C. Simil	n. Alameet. Hone. Contractor. Camorna Burgalows. Cost. \$2,000.
B7. Moved? v B8. Related Feat	☑ No ☐ Yes ☐ Unknown Date:	Original Location:
Do. Nolatea i cat	uios.	
B9a. Architect:		B9b. Builder: California Bungalows
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	•
Period of Sig		Residential Applicable Criteria A, C
	nce in terms of historical or architectural context as define ad and Horsecar Suburbs; Streetcar Suburbs	d by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and ran along the perimeter of the tract on Adams Boul	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three levard to the north, Western Avenue to the west and Jefferson cles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial building	th-south and east-west. The parcels within the tract are mostly ways. The residences are all set back from the street at roughly a residences are garages and ancillary buildings accessible from istent sidewalks and plantings. Large street trees are go and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	,	P 2. Single family property
LA City Permits, L	Los Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Jennifer Krintz reservation Ass 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates
Date of Evaluatio	·	/7/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2912 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

	Other Listings	NKHF Status		
	Review Code	Reviewer	Dat	e
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	,	2915 HOBART BLVD	
P2. Location: Not for Publication and (P2b and P2c or P2d. Attach at 1990 7.51 and 1990 1990 1990 1990 1990 1990 1990 199	Location Map as necessary.)		Los Angeles	5.44
b. USGS 7.5' Quad c. Address: 2915	Date T S HOBAF	; <b>R</b> ; <b>1/4</b> RT BLVD Citv LO	of 1/4 of Sec OS ANGELES	; B.M. Zip 90018
d. UTM: (Give more than one for la		Zone :	mE/	Zip 90018 mN
e. Other Locational Data (e.g. Parce		•	IIIL/	IIIIN
Oriented with primary (east) elevation	,	, , , , ,	ard between 29th Street ar	nd 30th Street.
P3 Deceription (Deceripe recourses	and its major alaments. Include	a dacina matariala candit	Parcel No	
P3 Description: (Describe resources One story; rectangular plan; Transit	and its major elements. Includ-	=		
cladding; front gable dormer; exterion walls; concrete steps leading to participate supporting porch roof; entry door (not wood sash windows; wood lattice valteration); security bars on windows.	or brick chimney; concrete fo tial-width entry porch; two se naterial unknown) within port ent on dormer; wood bracke	nundation; wood clapbo ets of three tapered rec ch; fixed wood windows ts supporting roof overl	ard and wood shingle s tangular columns atop is s with and without trans hangs; metal screens o	riding on exterior masonry pedestals oms; double-hung n some windows
P3b. Resource Attributes: (List attribu	ites and codes) HP 2. S	Single family property		
P4. Resources Present:	☐ Structure ☐ Object ☐	Site District El	ement of District Oth	er (Isolates, etc.)
			Prehistoric 1907, Los Angeles P7. Owner Addres MORALES, RAYM 1922 CORDOVA LOS ANGELES C, P8. Recorded by: (Name, affiliation, a Laura Vanaskie Galvin Preservatio 1611 S. Pacific Co Redondo Beach, C	sion #)  g W, 3/16/09  cted/Age and Sources:  Historic Both County Assessor  ss:  OND A CO TR  ST  A, CA 90018  and address)  n Associates ast Highway, Ste.  CA 90277
			P9. Date Recorde P10. Survey Type Intensive Level Su	: (Describe)
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record		eature Record Artif	k Art Record act Record tograph Record

Page 2 of 3	NRHP Status Code: 5D3
	Resource Name or # (Assigned by recorder) 2915 HOBART BLVD
B1. Historic Name	$\mathbf{r}$
B2. Common Nam	ne
B3. Original Use:	Residential B4. Present Use: Residential
<b>B5. Architectural</b>	•
	History: (Construction date, alterations, and date of alterations)
	ng permit to construct residence. Owner: Frank Schoenrock. Architect and Builder: same. Cost: \$1,800. (Not built?) g permit to construct residence. Owner: Geo.R. Peterson. Architect: none. Builder: Geo. R. Peterson. Cost: \$2,000.
B7. Moved? ✓ B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: Original Location:
B9a. Architect: n	
B10. Significance	·
Period of Sig	gnificance: 1878-1948 Property Type Residential Applicable Criteria A, C note in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
	ad and Horsecar Suburbs; Streetcar Suburbs
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	farmland and considered a great distance from the city center of Los Angeles. Residential development within the
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	ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson
residences.	ne south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
The tract was la	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly
	consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly
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	lleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually
	ong the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes) HP 2. Single family property
B12. References:	
LA City Permits, L	os Angeles Times, Sanborn Maps
	A
B13. Remarks:	
D13. Remarks.	
B14. Evaluator:	Laura Vanaskie reservation Associates
	1611 S. Pacific Coast Highway, Ste. 104
	Redondo Beach, CA 90277
Date of Evaluatio	on: 5/7/2009
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2915 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

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Primary # HRI# Trinomial

	Other Listings	NRHP St	atus Code 5D3		
	Review Code	Reviewer		Date	
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assig	ned by recorder)	2922 HOBART BLVD		
P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a		a. Count	t <b>y</b> Los Angeles		
b. USGS 7.5' Quad c. Address: 2922	Date T	; R ;	1/4 of 1/4 of Sec LOS ANGELES	; ; <b>B.</b> Zip 90018	.М.
d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce	rge and/or linear resources)	Zone	; mE/	mN	
Oriented with primary (west) elevation	on facing west. Located on the e	east side of S. Hobart E			<i>₹t.</i>
·	and its major elements. Includ	<u> </u>		and boundaries)	
One story; near rectangular plan; T concrete foundation; wood clapboa porch supported by grouped Tusca covered by a screen security door (hung vinyl sash windows and an ar south elevation exterior.	rd siding on exterior walls; c n-like columns sitting atop a (alteration) flanked by sidelig	oncrete walkway and clapboard wall; prim ghts; large windows o	d concrete steps leadin nary door within porch ( on façade with metal av	g to partial-width entry material unknown) vnings (alteration), doub	
P3b. Resource Attributes: (List attributes: P4. Resources Present:  Building		Single family property Site District	Element of District	Other (Isolates, etc.)	
			P5b Description (View, date, ac West elevation P6. Date Cons	cession #)	s:
			Prehisto 1903, Los Ange	ric ☑ Historic ☐ Bo eles County Assessor	th
			P7. Owner Add VILLAFUERTE	,ROGER	
		1		S CA, CA 90018	
			Jennifer Krintz	by: on, and address) ation Associates	
			1611 S. Pacific Redondo Beac	Coast Highway, Ste. h, CA 90277	
			P9. Date Reco P10. Survey Ty Intensive Level	ype: (Describe)	9
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")			
Attachments: NONE  Location Map  Sketch Map	Continuation Sheet Building, Structure, and Obj Archaeological Record	ect Record Line	ar Feature Record	Rock Art Record Artifact Record Photograph Record	

	NRHP Status Code:	5D3
Page 2 of 3		<i>3D3</i>
	Resource Name or # (Assigned by recorder) 2922 HOBART BLVD	
B1. Historic Name		
B2. Common Nan		
B3. Original Use:		
B5. Architectural B6. Construction		
	uilding permit for construction of residence. Owner: W.W. Anderson. Architect: none. Builder: W.W. An	nderson Cost: \$1 500
10/21/1000. Balla	unumg permit for conduction of residence. Owner, w.w., Anderson, Anomice, None, Builder, W.W., An	αοισοπ. Θοσε. φ 1,σσο.
D7 Mayad2	Ale Vee Unknown Deter	
B7. Moved? Noved? Noved? Noved?	✓ No  Yes  Unknown Date: Original Location:	
Do: Nelated Feat	catalos.	
B9a. Architect:	: B9b. Builder: W.W. Anderson	
B10. Significance	ance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.69050036	
	1 7 71	ble Criteria A, C
	rtance in terms of historical or architectural context as defined by theme, period, and geographic scope	. Also address integrity.)
Theme: Railroa	lroad and Horsecar Suburbs; Streetcar Suburbs	
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	ropelled by the advent of the horsecar, cable car, and later the electric car, connecting it to c	
	es ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to	
	o the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved w	ith single-family
residences.		
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residential and	and consist of rectangular lots separated by rear alleyways. The residences are all set back	k from the street at roughly
	stance creating wide front yards. Behind many of the residences are garages and ancillary	
	g alleys.   Street features within the tract include consistent sidewalks and plantings.   Large evident along Hobart Boulevard.   Commercial buildings and multi-family apartment building	
	along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mo	
		, ,
B11. Additional Re B12. References:	al Resource Attributes: (List attributes and codes)  HP 2. Single family property	
	ts, Los Angeles Times, Sanborn Maps	
	is, 250 ruigetee ruines, earizent mape	
	<b>A</b>	
B13. Remarks:		
B14. Evaluator:		
	1611 S. Pacific Coast Highway, Ste. 104	
Data of Fredricks	Redondo Beach, CA 90277	
Date of Evaluation		
	(This space reserved for official comments.)	

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	Other Listings Review Code	Reviewer	Date	
Page 1 of 3  P1. Other Identifier:  P2. Location:  Not for Publicat	Resource Name or #: (Assignation Unrestricted	,	HOBART BLVD	
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad c. Address: 2927 d. UTM: (Give more than one for lar e. Other Locational Data (e.g. Parcel	Date T S HOBAR  rge and/or linear resources) #, directions to resource, eleva	; R ; 1/4 of RT BLVD City LOS AN Zone ; tion, etc., as appropriate)	1/4 of Sec ; B.	.М.
One story; rectangular plan; Craftsn exterior clinker brick chimney; conci leading to full-width clinker brick ent tapered wood frame within porch; fix	nan residential building; fron rete foundation; wood clapbo ry porch; four rectangular cl ked wood windows with and	t gable roof with exposed ra pard and wood shingle siding inker brick columns supporti without transoms; double-h	Parcel No. 5053009034 alterations, size, and boundaries) after tails and composite shingle cladding on exterior walls; concrete stepsing porch roof; wood entry door with ung wood sash windows; fixed wood security bars on windows (alteration);	ng;
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site □ District □ Elemen	nt of District  Other (Isolates, etc.)	
	The second secon		P5b Description of Photo: (View, date, accession #)  East and north elevations, Lkg SW, 3/16/6  P6. Date Constructed/Age and Sources  □ Prehistoric	s:
			P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277	
		<b>A</b>	P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey	9
P11. Report Citation: (Cite survey rep	ort and other sources, or enter	"none.")		
Attachments: NONE Location Map Sketch Map	Continuation Sheet Building, Structure, and Obje Archaeological Record	District Record Linear Featur Milling Station	e Record Artifact Record	

Page 2 of 3 NRHP Status Code: 5D3	
Resource Name or # (Assigned by recorder) 2927 HOBART BLVD	
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present Use: Residential	
B5. Architectural Style: Craftsman	
B6. Construction History: (Construction date, alterations, and date of alterations)	
11/27/1906: Building permit to construct residence. Owner: Frank Schoenrock. Architect and Builder: same. Cost: \$2,000. 9/20/1928: Building permit to construct garage. 10/27/1938: Building permit to construct garage.	
B7. Moved? ✓ No ☐ Yes ☐ Unknown Date: Original Location:	
B8. Related Features:	
POp Architect: Frank Schoonrook	
B9a. Architect: Frank Schoenrock B9b. Builder: Frank Schoenrock B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6351.15755024	
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C	
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)	
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B13. Remarks:	
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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

#### PRIMARY RECORD

Primary # HRI # Trinomial

TTITIOTITIAL		
NRHP Statu	ıs Code	5D3

Other Listings **Review Code** Reviewer Date 2933 HOBART BLVD Page 1 of 3 Resource Name or #: (Assigned by recorder) P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2933 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with off-center front and side gable projections, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; wood steps leading to partial-width entry porch; four rectangular columns with knee braces supporting porch roof; entry door (material unknown) with sidelights within porch; fixed wood windows with and without transoms; double hung wood sash windows; wood slat vents under gable-on-hip; metal arched roof vents (alteration); exposed trusses on porch's front gable and north side gable; wood brackets supporting roof overhangs; metal screens on windows (alteration); metal fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/16/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1905, Los Angeles County Assessor P7. Owner Address: ALLISON, OLIVIA 2933 S HOBART BLVD LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ☐ Continuation Sheet □ NONE ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
	Resource Name or # (Assigned by recorder) 2933 HOBART BLVD
B1. Historic Name	
B2. Common Nam	
B3. Original Use:	Residential B4. Present Use: Residential  Style: Transitional Craftsman
B5. Architectural B6. Construction	History: (Construction date, alterations, and date of alterations)
	ng permit to construct residence. Owner: J.H. Heaulton Architect and Builder: same. Cost: \$2,000.
B7. Moved? ✓	No Yes Unknown Date: Original Location:
B8. Related Feat	
B9a. Architect: J	I.H. Heaulton B9b. Builder: J.H. Heaulton
B10. Significance	
Period of Sig	
73	ice in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs
The Charles Vi	star Hall Treat is a good example of an early streeteer publish. At the time of its subdivision in 1997, the treat was
	ctor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was farmland and considered a great distance from the city center of Los Angeles. Residential development within the
	elled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three
	ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson
Boulevard to th residences.	e south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family
residences.	
	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly
	consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly
	nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from lleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are
particularly evid	dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually
constructed alo	ng the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)  HP 2. Single family property
B12. References:	
LA City Permits, L	os Angeles Times, Sanborn Maps
	A
B13. Remarks:	
2.0	
B14. Evaluator:	
	1611 S. Pacific Coast Highway, Ste. 104
Date of Evaluatio	Redondo Beach, CA 90277 on: 5/7/2009
Date of Evaluation	***************************************
	(This space reserved for official comments.)

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2933 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

VIRHP St	atus Code	5D3

	Review Code	Reviewer	Date
Page 1 of 3  P1. Other Identifier:	Resource Name or #: (Assign	•	HOBART BLVD
P2. Location:		•	s Angeles
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad	Date T		1/4 of Sec : B.M.
c. Address: 2947		; R         ; 1/4 of RT BLVD	,
d. UTM: (Give more than one for la		Zone ;	mE/ mN
e. Other Locational Data (e.g. Parce	•	•	
			between 29th Street and 30th Street.
			Parcel No. 5053009029
		e design, materials, condition, al	
front gable porch roof; exterior ston front gable (alteration); concrete ste roof; entry door (material unknown) and without diamond panes; multi-li	e masonry chimney; concret eps leading to partial-width e within porch; fixed wood wir ight wood windows on porch line; angled bay on facade; I	te foundation; aluminum sidir ntry porch; two rectangular s ndows with and without trans gable; faux half-timbering de metal screens on windows al	ails and composite shingle cladding; and stucco with stone inlays under tone masonry columns supporting porch oms; double-hung wood windows with ecoration within front gable, knee and entry door (alteration); security bars
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site ☐ District ☐ Element	of District Other (Isolates, etc.)
Marie Million Co.		15	P5b Description of Photo:
			(View, date, accession #)
A Company of the Comp			East elevation, Lkg W, 3/16/09
			P6. Date Constructed/Age and Sources:
	K		☐ Prehistoric ☑ Historic ☐ Both
			1907, Los Angeles County Assessor
	37		P7. Owner Address:
	The same		CHAMBERLAIN,GERTRUDE TR 2947 S HOBART BLVD
			LOS ANGELES CA, CA 90018
			P8. Recorded by:
I	SPI SUPERIOR		(Name, affiliation, and address)
Was a second		<b>*</b>	Laura Vanaskie
			Galvin Preservation Associates
			1611 S. Pacific Coast Highway, Ste.
	<b>建一位型加工</b>		Redondo Beach, CA 90277
			<b>P9. Date Recorded:</b> 5/7/2009
		The second second	P10. Survey Type: (Describe)
			Intensive Level Survey
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")	
Attachments: NONE	Continuation Sheet	✓ District Record	B Rock Art Record
Location Map	Building, Structure, and Obje		
Sketch Map	Archaeological Record	Milling Station	
Other: (List)	ŭ	<b>9</b>	<u> </u>

Page 2 of 3					NRHP	Status Code:	5D3	
		Resource Name or #	(Assigned by re	ecorder)	2947 HOBAR1	BLVD		
B1. Historic Name	:							
B2. Common Nam	ne							
B3. Original Use:	Residential		B4. Present U	Jse: Res	sidential			
<b>B5. Architectural</b>	Style: Craftsm	an						
11/22/1905: Buildi 03/16/1927: buildi	ing permit for reside	uction date, alterations, nce. Owner: Poole & Jo oom on S.W. corner of e construction.	ones. Architect:	•	is. Builder: W.W	/. Anderson. Cos	t: \$2,000.	
B7. Moved? <u>▼</u> B8. Related Featu		Jnknown Date:	,	Original L	ocation:			
B9a. Architect: J					er: <i>W.W. Ande</i>	erson		
B10. Significance		pad and Horsecar Subu	•			Annliaghle	Critorio A C	
•	ce in terms of histor					• •	e Criteria A, C Also address integrity.)	ı
surrounded by area was prope streetcar lines i	farmland and con elled by the adven ran along the peri	sidered a great dista t of the horsecar, ca	ince from the o ble car, and la Adams Boule	city cente ater the el evard to th	r of Los Ange lectric car, cor ne north, West	les. Residential nnecting it to do tern Avenue to	on in 1887, the tract v development within wntown. By 1910, to the west and Jefferso h single-family	the hree
residential and the same distar the adjoining al particularly evid	consist of rectang nce creating wide lleys. Street feat dent along Hobart	gular lots separated b	by rear alleywa I many of the I Include consis Prcial buildings	ays. The residence stent side s and mu	e residences a es are garages walks and plai Iti-family apari	are all set back i s and ancillary b ntings. Large s tment buildings	were eventually	ighly
B11. Additional Re B12. References:		(List attributes and coo	des) <i>HP</i>	2. Single	family property			
LA City Permits, L	os Angeles Times,	Sanborn Maps						
B13. Remarks:				2	N			
B14. Evaluator:		ast Highway, Ste. 104	eservation Asso	ciates				
Date of Evaluatio	n:		5/7	7/2009				
	(This space reserv	ed for official comments	s.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2947 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2957 HOBART BLVD Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2957 HOBART BLVD City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard at the intersection of Hobart Boulevard and 30th Street. Parcel No. 5053009037 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-and-two stories; rectangular plan; Craftsman residential building; side gable roof with cross gable porch roof on first story; front gable roof on half-story; all roofs with exposed rafter tails, false beams and composite shingle cladding; exterior brick chimney appears to be sealed/shortened; concrete foundation; wood siding on exterior walls; concrete steps leading to wraparound brick masonry entry porch; two short rectangular columns atop brick masonry pedestals supporting porch roof; entry door (material unknown) within porch; fixed wood windows with and without transoms; double-hung wood sash windows; double-hung vinyl sash windows (alteration); aluminum sliding windows (alteration); wood slat vents on half-story gable; exposed decorative truss on porch's front gable; wood brackets supporting roof overhangs; angled bay next to porch; metal screens on windows and entry door (alteration); security bars on windows (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property **P4. Resources Present:** ✓ Building ☐ Structure ☐ Object ☐ Site District Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/16/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1915, Los Angeles County Assessor P7. Owner Address: PATTERSON, LEONA AND 5633 BOWESFIELD ST LOS ANGELES CA, CA 90016 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
Page 2 of 3	Resource Name or # (Assigned by	
D4 Historia Nama	, -	recorder) 2307 FIODART BEVD
B1. Historic Name B2. Common Name		
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural		35C. Residential
	History: (Construction date, alterations, and date of all	terations)
3/11/1915: Buildin 7/26/1926: Buildin	ng permit to construct residence. Owner: R.N. Lamberth. And permit for garage construction.  On permit to enclose the open porch on 2nd floor with a so	Architect: none. Contractor: owner. Cost: \$2,500.
B7. Moved?   B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
DOs. Anabitant		DOL Deilden D. M. Lambarth
B9a. Architect:	e: Theme: Railroad and Horsecar Suburbs; Streetcar	B9b. Builder: R.N. Lamberth
B10. Significance Period of Significance		
(Discuss importan	. , ,	d by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Bould	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson les Victor Hall Tract were improved with single-family
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B11. Additional Re B12. References:	,	2 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Association S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates
Date of Evaluation	on: 5/	7/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2957 HOBART BLVD

Recorded by Laura Vanaskie Date 5/7/2009

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKHF 3	iaius Coue 3D3	
	Review Code	Reviewer	D	ate
Page 1 of 3  P1. Other Identifier:	Resource Name or #: (Assign	,	3004 HOBART BLVD	
P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a	Location Map as necessary.)	a. Cour		
b. USGS 7.5' Quad	Date T S HOBAR	; R ;	1/4 of 1/4 of Sec	; B.M.
<ul><li>c. Address: 3004</li><li>d. UTM: (Give more than one for la</li></ul>		Zone City	LOS ANGELES : mE/	Zip <i>90018</i> mN
e. Other Locational Data (e.g. Parce	•		,	111111
Oriented with primary (west) elevation Street.				rson Boulevard and 30th
P3 Description: (Describe resources	and its major elements. Include	design materials c	Parcel N	
One story; near rectangular plan; H		=		
elevations, exposed rafter tails, con concrete walkway and steps leading clapboard wall, metal awning over p window within porch, metal security iron fence surrounds the property (a	nposite roll cladding (alteration g to partial-width entry porch porch entryway; primary door To bars over most of the windo	on); concrete found supported by two within porch obsc ws (alteration), dou	lation; wood clapboard sid sets of paired wooded col ured by a metal security d uble hung vinyl sash, woo	ling on exterior walls; umns sitting atop a loor; large picture
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property	Element of District O	ther (Isolates, etc.)
			P5b Description	
			(View, date, acce	•
			West elevation, L	ucted/Age and Sources:
The sales of the s		No.	☐ Prehistorio 1906, Los Angele	c
			P7. Owner Addr	ess:
			WILLIAMS,EUGI	ENE
			3004 S HOBART	BLVD
			LOS ANGELES (	CA, CA 90018
- 11/2			P8. Recorded by	<i>y</i> :
	The state of the s		(Name, affiliation	, and address)
			Jennifer Krintz	
			Galvin Preservat	
				Coast Highway, Ste.
	المساعدة والمنطقة وا		Redondo Beach,	
		200	P9. Date Record	
Sun Sun			P10. Survey Typ Intensive Level S	
		£	monore zover c	······································
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments: NONE	Continuation Sheet	<b>✓</b> Dis	trict Record Ro	ock Art Record
☐ Location Map	Building, Structure, and Obje	ect Record	ear Feature Record	tifact Record
Sketch Map	Archaeological Record	☐ Mill	ing Station Record	otograph Record
Other: (List)				

D0( 0		NRHP Status Code: 5D3
Page 2 of 3	Describe Name of # (Accion	
	Resource Name or # (Assign	ned by recorder) 3004 HOBART BLVD
B1. Historic Name		
B2. Common Nan		
B3. Original Use:		resent Use: Residential
B5. Architectural		to of alterations)
<b>B6. Construction</b> 12/1/1905: Buildin Cost: \$2,000.		wner: H.M. Cowper (L.A. Bungalow Co.) Architect and Builder: Edward Kendall.
B7. Moved? Noved? Noved? November 1	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect: E	Edward Kondall	B9b. Builder: Edward Kendall
B10. Significance		
Period of Significance		Type Residential Applicable Criteria A, C
(Discuss importan	-	defined by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines	farmland and considered a great distance fro elled by the advent of the horsecar, cable car ran along the perimeter of the tract on Adams	streetcar suburb. At the time of its subdivision in 1887, the tract was om the city center of Los Angeles. Residential development within the and later the electric car, connecting it to downtown. By 1910, three is Boulevard to the north, Western Avenue to the west and Jefferson in Charles Victor Hall Tract were improved with single-family
residential and the same distanthe adjoining an particularly evid	consist of rectangular lots separated by rear nce creating wide front yards. Behind many lleys. Street features within the tract include dent along Hobart Boulevard. Commercial b	og north-south and east-west. The parcels within the tract are mostly alleyways. The residences are all set back from the street at roughly of the residences are garages and ancillary buildings accessible from a consistent sidewalks and plantings. Large street trees are buildings and multi-family apartment buildings were eventually and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)	HP 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Jennifer Krintz reservation 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	on Associates
Date of Evaluation	·	5/7/2009
	(This space reserved for official comments.)	

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3004 HOBART BLVD

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NKHF	Status Code	<b>9</b> 5D3			
	Review Code	Reviewer		[	Date		_
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ed by recorder)	3013	HOBART BLVD			
P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a		a. Co	ounty Los	: Angeles			
b. USGS 7.5' Quad c. Address: 3013	Date T S HOBAR	; R	; <b>1/4 of</b> ity LOS ANG	1/4 of Sec	; Zip	90018	B.M.
d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (east) elevation Boulevard.	rge and/or linear resources) 2 I #, directions to resource, eleva	Zone tion, etc., as appro	; priate)	mE/ ween 30th Street	mN and W. Jeffe	erson	
P3 Description: (Describe resources	and its major elements. Include	decian materials	condition al	Parcel I			
One and one-half stories; rectangue composite shingle cladding; shed realuminum siding on exterior walls (supporting porch roof; entry door (retransoms; casement wood windows underneath side gables; angled bay along western property perimeter.	oof dormer; front gable dorme alteration); concrete steps lea naterial unknown) with multi- s; double-hung wood window	er; exterior stucc ading to full-widtl light sidelights w s; double-hung \	coed chimne h entry porch hithin porch; t vinyl window	y (alteration); co n; four round cla iixed wood wind s (alteration); w	oncrete four assical colui dows with ai vood slat ve	ndation; mns nd witho nts	
P3b. Resource Attributes: (List attributes P4. Resources Present:  Building		Single family prope	_	of District	Other (Isolate	s, etc.)	
				P5b Description (View, date, acc East and south P6. Date Const Prehistor 1906, Los Ange	ession #) elevations, Li ructed/Age a ic  Histo	and Sour	
				P7. Owner Add ROBINSON, GR 2946 S HOBAR LOS ANGELES	ress: PEGORY B T BLVD		
				P8. Recorded b (Name, affiliatio Laura Vanaskie Galvin Preserva 1611 S. Pacific Redondo Beach	n, and addres ation Associat Coast Highwa	es	
		m		P9. Date Recor P10. Survey Ty Intensive Level	pe: (Descri	5/8/20 ibe)	009
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")					
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record L	District Record Linear Feature Milling Station	Record A	ock Art Reco rtifact Record hotograph Re	I	

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by reco	order) 3013 HOBART BLVD	
B1. Historic Name	<b>э</b> :		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present Use:	Residential	
B5. Architectural	I Style: Transitional Craftsman		
<b>B6. Construction</b>	History: (Construction date, alterations, and date of alterations)	tions)	
05/12/1905: Buildi	ling permit for residence. Owner: G.E. Fletcher. Architect: F.M	. Tyler. Builder: G.E. Fletcher. Cost: \$2,0	000.
06/09/1941: buildii	ling permit for private garage.		
DZ Marrado	A No. C. Yee C. Halmenum. Beter	ningl Location.	
B7. Moved? ✓ B8. Related Featu		ginal Location:	
Do. Relateu reatt	uies.		
B9a. Architect: F	F.M. Tyler B9t	o. Builder: G.E. Fletcher	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar Are	ea 6649.35524964	
Period of Sig	ignificance: 1878-1948 Property Type Re	esidential Applicable	Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined by	theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
	ictor Hall Tract is a good example of an early streetcar		
	farmland and considered a great distance from the city		
	elled by the advent of the horsecar, cable car, and later ran along the perimeter of the tract on Adams Boulevar		
	ne south. By 1912, most of the parcels in the Charles		
residences.	<b>,</b> . ,	<i>p</i>	, ,
T			a: a
	laid out on a rectangular grid of streets running north-so		
	consist of rectangular lots separated by rear alleyways nce creating wide front yards. Behind many of the res		
	lleys. Street features within the tract include consisten		
particularly evid	dent along Hobart Boulevard. Commercial buildings a	nd multi-family apartment buildings (	vere eventually
constructed alo	ong the perimeter streets of Western, Adams and Jeffer	rson later in the tract's history, mostl	y during the 1920s.
P11 Additional Pa	accuracy Attributes: (List attributes and codes) LD 2	Single family property	
B12. References:		Single lamily property	
LA City Permits, L	Los Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:		Tail	
		N	
B14. Evaluator:		fes	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluatio	on: 5/8/20	009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3013 HOBART BLVD

Recorded by Laura Vanaskie Date 5/8/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer	Date	
Page 1 of 3	Resource Name or #: (Assign	ned by recorder) 3017	HOBART BLVD	
P1. Other Identifier: P2. Location: Not for Publication	tion <b>V</b> Unrestricted	a. County Lo	s Angeles	
and (P2b and P2c or P2d. Attach a		•	3	
b. USGS 7.5' Quad	Date T	; R ; 1/4 of	1/4 of Sec ;	B.M.
c. Address: 3017		RT BLVD City LOS AN	GELES Zip	90018
d. UTM: (Give more than one for la	= :	Zone ;	mE/ mN	
e. Other Locational Data (e.g. Parce Oriented with primary (east) elevatio			two on 20th Ctroot and W. Jof	faraan
Boulevard.	ir lacing east. Located on the w	est side of Hobart Boulevard be	lween som sheet and w. Jen	erson
			Parcel No. 50530	008014
• ,	· ·	e design, materials, condition, a		•
One-and-one-half stories; rectangual composite shingle cladding; shed re wood clapboard and wood shingle supporting porch roof; entry door (nowod sash windows; wood slat ven windows (alteration); carport on sou	oof dormer with exposed raft siding on exterior walls; cond naterial unknown) with sideli ts on side gables; metal scre	ter tails; exterior stuccoed ch crete steps leading to full-wic ights within porch; fixed wood eens on windows and entry of	imney (alteration); concret of the entry porch; two rectand of window with transom; do ndoor (alteration); security b	e foundation; gular columns uble-hung ars on some
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		S <i>ingle family property</i> Site □District □Elemen	t of District	es, etc.)
			P5b Description of Photo:	
			(View, date, accession #)	
	<u> </u>		East elevation, Lkg W, 3/16/	
	0		P6. Date Constructed/Age	
			Prehistoric Historic 1907, Los Angeles County A	
			P7. Owner Address:	1000007
			HOLMES, ELAINE	
			4721 BRYNHURST AVE	
			LOS ANGELES CA, CA 900	)43
			P8. Recorded by:	
	A TOTAL YOR		(Name, affiliation, and addre	ess)
			Laura Vanaskie Galvin Preservation Associa	otoo
	and the state of t	ASN.	1611 S. Pacific Coast Highw	
			Redondo Beach, CA 90277	-
			P9. Date Recorded:	5/8/2009
			P10. Survey Type: (Desc	ribe)
things a secretary of the support of the second			Intensive Level Survey	
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")		
Attachments: NONE	Continuation Sheet	✓ District Recor	d Rock Art Rec	ord
Location Map	Building, Structure, and Obj	_		
Sketch Map	Archaeological Record	☐ Milling Station	n Record	ecord
Othor: (List)				

Page 2 of 3		NRHP Status Code: 5D3
Page 2 01 3	Resource Name or # (Assigned by	
D4 Historia Nama	, · ·	Cooldery SOTT HOBART BEVD
B1. Historic NameB2. Common Nam		
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural		osc. Rosidoniai
B6. Construction		terations)
4/10/1906: Buildin 12/4/1908: Alterat	ig permit to construct residence. Owner: G.E. Fletcher. An ion permit to build an addition to barn.  I permit to construct garage.	
B7. Moved? ✓ B8. Related Featu	<del> </del>	Original Location:
Do 4 1'' / 6	25.51.1	DOL D. 11.
B9a. Architect: G		B9b. Builder:
B10. Significance Period of Significance		Residential Applicable Criteria A, C
(Discuss importan		d by theme, period, and geographic scope. Also address integrity.)
surrounded by a area was prope streetcar lines r	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and la ran along the perimeter of the tract on Adams Boule	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson es Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evic	consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the lleys. Street features within the tract include consis dent along Hobart Boulevard. Commercial building	h-south and east-west. The parcels within the tract are mostly rays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re		2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Association S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates
Date of Evaluatio	•	8/2009
	(This space reserved for official comments.)	
	Company of the second of the s	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3017 HOBART BLVD

Recorded by Laura Vanaskie Date 5/8/2009

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		olatus Coue 3D3	
	Review Code	Reviewer	Da	te
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assig		3023 HOBART BLVD	
P2. Location: Unot for Public And (P2b and P2c or P2d. Attach		a. Cou .)	nty Los Angeles	
b. USGS 7.5' Quad	Date T	; R	; 1/4 of Sec	; B.M.
c. Address: 3023		•	LOS ANGELES	Zip 90018
d. UTM: (Give more than one for	,	Zone	; mE/	mN
<ul> <li>e. Other Locational Data (e.g. Parc Oriented with primary (east) elevat Boulevard.</li> </ul>	·		,	nd W. Jefferson
P3 Description: (Describe resource	es and its major elements. Inclu	de design materials (	Parcel No	
One and one-half stories; irregular		=		
shingle cladding; front gable porch chimney; concrete foundation; cha rectangular columns with knee bra secondary entrance atop wood sta street; fixed wood windows with di casement wood windows; angled (alteration); garage building northy	annel drop wood siding on ex aces atop brick pedestals sup aircase to second story on so iamond pane transoms; fixed bay within porch; wood brack west corner of property.	terior walls; concre oporting porch roof; outh elevation (altera I wood windows with	te steps leading to partial-w wood entry door with sideli ation); secondary entry doo hout transoms; double-hung overhangs; metal screens	vidth entry porch; three ghts within porch; r not visible from g wood windows;
P4. Resources Present: ✓ Buildin		Site District		her (Isolates, etc.)
			Prehistoric 1910, Los Angeles P7. Owner Addre BROWN HELEN S 3023 S HOBART LOS ANGELES C P8. Recorded by: (Name, affiliation, Laura Vanaskie Galvin Preservation	ssion #)  g W, 3/16/09  icted/Age and Sources:  I Historic Both  s County Assessor  ess:  S  BLVD  CA, CA 90018 : and address)  on Associates  past Highway, Ste.  CA 90277
			P10. Survey Type Intensive Level Su	
P11. Report Citation: (Cite survey r	eport and other sources, or ente	r "none.")	_	
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	☐ Continuation Sheet ☐ Building, Structure, and Ob ☐ Archaeological Record	ject Record Lin	ear Feature Record	ck Art Record fact Record otograph Record

	•	•			_			
Page 2 of 3						NRHP	Status Code:	5D3
		Resource Na	ame or #	(Assigned by	recorder)	3023 HOBAR	T BLVD	
B1. Historic Name	<b>e</b> :							
B2. Common Nan	ne							
B3. Original Use:	Residential			B4. Present	Use: Re	esidential		
B5. Architectural	Style: Tra	ansitional Craftsm	an					
<b>B6. Construction</b>	History: (Co	onstruction date, a	alterations,	and date of a	terations)			
3/3/1905: Building 8/7/1922: Alteration 9/10/1926: Alteration	on permit to ins	tall partitions for 2	sleeping r	oms and bath	upstairs; e	enlarge screen p		on. Cost: \$1,800.
B7. Moved?		Unknown	Date:		Original	Location:		
B9a. Architect: I						der: <i>H.L. Wilsoi</i>	า	
B10. Significance		Railroad and Hors		*				• • • • •
Period of Si	•	1878-1948		operty Type			Applicabl	
		car Suburbs; Sti			a by theme	e, penou, and ge	eographic scope.	Also address integrity.)
streetcar lines Boulevard to the residences.  The tract was leader to the same distate the adjoining a particularly evice	ran along the ne south. By aid out on a r consist of reduce creating the left along Houng the perimeters at the course Attribute.	perimeter of the 1912, most of the ectangular grid of stangular lots se wide front yards features within sbart Boulevard. eter streets of Vi-	e tract on a he parcels of streets eparated b . Behind the tract in Comme Vestern, A	Adams Bould in the Char running nort y rear alleyv many of the nclude consi proial building dams and Jo	evard to to the south a vays. The residence steem of the second multiple of the second second multiple of the second seco	the north, Wes Hall Tract we and east-west. he residences a es are garage walks and pla ulti-family apar	tern Avenue to re improved with The parcels ware all set back is and ancillary intings. Large streent buildings the history, mos	vithin the tract are mostly from the street at roughly buildings accessible from
B13. Remarks:	oo riingoloo rii	ioo, Garboiii inap				N		
B14. Evaluator:		c Coast Highway,		servation Ass	ociates			
Date of Evaluation	on:			5/	/8/2009			
	(This space re	served for official	comments	.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3023 HOBART BLVD

**Recorded by** Laura Vanaskie **Date** 5/8/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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### PRIMARY RECORD

Primary # HRI # Trinomial

Irinon	nıaı	
NRHP	Status	Code

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2616 HOBART Boulevard Page 1 of 1 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2616 **HOBART Boulevard** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two story; near rectangular plan; Mission Revival government building; flat roof, two ornamental finials sitting atop two octagonal tower pavilions, corbelled dentil moldings, molded coping along the cornice line and shaped parapet; concrete foundation; stucco siding on exterior walls; concrete walkway leading to partial-width recessed entry porch, hipped red clay tile roof hood supported by decorative brackets; two metal entry doors within porch; wooden casement windows and doors on façade with metal balconette; metal fence around recessed entryway; flyaway stucco entrance located to the south of the façade with a side gable red clay tile roof covered by a metal fence. P3b. Resource Attributes: (List attributes and codes) HP14. Government building P4. Resources Present: ✓ Building Structure Object Site □ District □ Element of District □ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/6/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1904 Los Angeles County Assessor P7. Owner Address: 354 S SPRING ST LOS ANGELES CA 90013 P8. Recorded by: (Name, affiliation, and address) Jennifer Krintz Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/7/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP St	tatus Code 5D3	
		Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ed by recorder)	2707 HOBART Bou	levard
P2. Location: Not for Publica	tion <a href="#">Unrestricted</a>	a. Coun	ty Los Angeles	
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)			
b. USGS 7.5' Quad	Date T	; R ;	1/4 of 1/4 of S	ec ; B.M.
c. Address: 2707	S HOBAR	T Boulevard City	LOS ANGELES	Zip
d. UTM: (Give more than one for la	rge and/or linear resources) 2	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce	I #, directions to resource, elevat	ion, etc., as appropri	ate)	
Oriented with primary (east) elevation	n facing east. Located on the we	est side of S. Hobart E	Boulevard between 27th	Street and 29th Street.
			Paro	rel No. 5053010016
P3 Description: (Describe resources	and its major elements. Include	e design, materials, co	ondition, alterations, size	, and boundaries)
Two stories; irregular plan; Queen a composite shingle cladding; front gon exterior walls (alteration); concretor; entry door (material unknown) lines; hexagonal bay next to porch (alteration); security bars on window	able dormer; mansard porch ete steps leading to wraparou within porch; fixed wood win on east elevation; addition or	roof; concrete foun und entry porch; fou dows; double-hung a southwest corner	dation; wood clapboal ur tapered octagonal c g vinyl windows; wood (alteration); metal scr	rd and wood shingle siding olumns supporting porch corbels along cornice eens on some windows
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site □ District □	1	Other (Isolates, etc.)
			P5b Descript	
			(View, date, a	th elevations, Lkg SW, 3/16/09
1 -				nstructed/Age and Sources:
	C-ASSET	ALL THE		
			☐ Prehis	
		1 11		ngeles County Assessor
		<b>《大学》</b>	P7. Owner A	ddress:
	John March & All		0707.0.110.0	A DT DI VO
			2707 S HOB	ES CA 90018
		The second second		
			P8. Recorde	•
	· 其里是		(Name, anilia Laura Vanas	tion, and address)
		Ed a		rvation Associates
	AND THE REAL PROPERTY.	4		fic Coast Highway, Ste.
				ach, CA 90277
		1111	P9. Date Red	•
	Timpica . Th		P10. Survey	
minute niti		THE STATE OF THE S	Intensive Lev	
		T. BERTHARMAN		•
P11. Report Citation: (Cite survey re	port and other sources, or enter	'none.")		
Attachments: NONE	Continuation Chart	<b>✓</b> Dist	rict Record	Book Art Books
Attachments:	<ul><li>Continuation Sheet</li><li>Building, Structure, and Objet</li></ul>		ear Feature Record	Rock Art Record  Artifact Record
Sketch Map	<ul><li>Building, Structure, and Object</li><li>Archaeological Record</li></ul>		ing Station Record	Photograph Record
Othor: (List)	Alonacological Necolu	L IVIIIII	ing otation Necolu	i notograpii Necolu

Page 2 of 3		NRHP Status Code: 5	D3
	Resource Name or # (Assigned by r	ecorder) 2707 HOBART Boulevard	
B1. Historic Name:	:		
B2. Common Nam	e		
B3. Original Use:	Residential B4. Present U	lse: Residential	
B5. Architectural	Style: Queen Ann		
B6. Construction	History: (Construction date, alterations, and date of alt	erations)	
No original building 4/26/1918: Alteration	g permit. ion permit to repair and enlarge front porch. Owner: J.J. B	iszant. Architect: same. Contractor: same.	
B7. Moved? ✓ B8. Related Featu		Original Location:	
DO- Architect		Dob Dolldon	
B9a. Architect:		B9b. Builder:	
B10. Significance Period of Sig	•		riteria A, C
(Discuss importand	gnificance: 1878-1948 Property Type ce in terms of historical or architectural context as defined d and Horsecar Suburbs; Streetcar Suburbs	• •	·
surrounded by farea was proper streetcar lines ra	ctor Hall Tract is a good example of an early streetor farmland and considered a great distance from the colled by the advent of the horsecar, cable car, and learn along the perimeter of the tract on Adams Boule e south. By 1912, most of the parcels in the Charles	city center of Los Angeles. Residential d ater the electric car, connecting it to down ward to the north, Western Avenue to the	evelopment within the ntown. By 1910, three e west and Jefferson
residential and of the same distant the adjoining all particularly eviden	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywance creating wide front yards. Behind many of the leys. Street features within the tract include consistent along Hobart Boulevard. Commercial buildinging the perimeter streets of Western, Adams and Je	ays. The residences are all set back fronces are garages and ancillary buite tent sidewalks and plantings. Large strusters and multi-family apartment buildings with and multi-family apartment buildings with a superstance.	om the street at roughly ildings accessible from eet trees are ere eventually
B11. Additional Re B12. References:	,	2. Single family property	
LA City Permits, Lo	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
	Laura Vanaskie reservation Asso 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ciates	
Date of Evaluation	n: 5/7	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2707 HOBART Boulevard

Recorded by Laura Vanaskie Date 5/7/2009

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Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKIII	r Status Cour	, 303		
	Review Code	Reviewer		Dat	te	
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica	Resource Name or #: (Assignation Unrestricted			HOBART Boulevard s Angeles	d	
and (P2b and P2c or P2d. Attach a		a. O	ounty 200	Angeles		
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;	B.M.
c. Address: 3002			City LOS ANO		Zip	
<ul> <li>d. UTM: (Give more than one for la</li> <li>e. Other Locational Data (e.g. Parce</li> </ul>	,	Zone tion oto as appro	; opriato)	mE/	mN	
Oriented with primary (west) elevation Street.			. ,	between W. Jeffers	on Boulevard ar	nd 30th
				Parcel No		!
<b>P3 Description:</b> (Describe resources One-and-one-half story; near rectal	and its major elements. Include	=				or
exposed rafter tails, knee braces, c brick walkway and brick steps leadi picture window on façade flanked b fence surrounds the property (altera	omposite shingle (alteration) ing to full-width entry porch s by diamond-paned windows a	; concrete found upported by brid and surmounted	dation; split w ck columns; p by transoms	ood shingle siding orimary wood doo	g on exterior w r within porch;	valls; large
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	, , ,	fultiple family prop	_	of District Oth	ner (Isolates, etc	:.)
				DEh Dogarintion of	Dhoto	
				P5b Description of (View, date, acces		
				West elevation, Lk	•	
				P6. Date Construc	cted/Age and S	ources:
				Prehistoric	✓ Historic	Both
				1906, Los Angeles	•	ior
				P7. Owner Addres	ss:	
				3002 S HOBART E	BLVD	
				LOS ANGELES CA	A 90018	
				P8. Recorded by:		
				(Name, affiliation, a	and address)	
				Jennifer Krintz Galvin Preservatio	n Δesociatos	
Charles the Control of the Control o				1611 S. Pacific Co		te.
A STATE OF THE STA				Redondo Beach, C		
				P9. Date Recorde	d: 5	5/7/2009
	Tale Asses of	A CHARLES		P10. Survey Type		
	THE WAY		ages.	Intensive Level Su	irvey	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")				
Attachments: NONE	Continuation Sheet	<b>✓</b>	District Record	d Roc	k Art Record	
Location Map	Building, Structure, and Obje	ect Record	Linear Feature	Record Artif	act Record	
Sketch Map	Archaeological Record		Milling Station	Record Pho	tograph Record	
U Other: (List)						

Page 2 of 3					NRHP Status	Code: 5D3	3
		Resource Name or #	: (Assigned by	recorder)	3002 HOBART Boule	vard	
B1. Historic Name							
B2. Common Nam			D4 Days and I		-tala - Cal		
B3. Original Use:	Residential	itional Craftsman	B4. Present l	Jse: Res	sidential		
B5. Architectural B6. Construction		struction date, alteration	s, and date of al	terations)			
	• `	ruct residence. Owner: I		•	w Co) Architect and Bu	uilder: Edward l	Kendall. Cost: \$2,000.
					,		
B7. Moved? ✓	' No ☐ Yes ☐	Unknown Date:		Original L	ocation:		
B8. Related Featu							
DOS Arshits etc. F	duard Kandall			DON Duild	er: Edward Kendall		
B9a. Architect: <i>E</i> <b>B10. Significance</b>		ilroad and Horsecar Sul	nurhs: Streetcar		er: Eawara Kendali		
Period of Sig			Property Type		ial	Applicable Cri	teria A, C
		torical or architectural c				• •	•
		Suburbs; Streetcar					<b>.</b> . ,
TI OI I V"		, , , ,		, ,			4007 // /
		s a good example of a onsidered a great dist					
							own. By 1910, three
streetcar lines r	an along the pe	erimeter of the tract o	n Adams Boule	evard to th	ne north, Western A	venue to the v	west and Jefferson
Boulevard to the residences.	e south. By 19	112, most of the parce	els in the Char	les Victor	Hall Tract were impi	roved with sin	gle-tamily
residerices.							
		tangular grid of street					
		ngular lots separated le front yards.  Behir					the street at roughly
		atures within the trac					
particularly evid	lent along Hoba	rt Boulevard. Comm	nercial building	s and mu	lti-family apartment	buildings were	e eventually
constructed alo	ng the perimete	er streets of Western,	Adams and Je	efferson la	iter in the tract's hist	tory, mostly di	uring the 1920s.
B11. Additional Re	esource Attributes	: (List attributes and c	odes) HP	3. Multiple	family property		
B12. References:							
LA City Permits, L	os Angeles Times	s, Sanborn Maps					
					Λ.		
B13. Remarks:				2			
D13. Remarks.				Ī	INI		
B14. Evaluator:	Jennifer Krintz		reservation Asso	ociates			
		Coast Highway, Ste. 104	1				
Date of Evaluatio	Redondo Beach,	CA 90277	5/	7/2009			
				7/2009			
	(This space rese	rved for official commer	its.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3002 HOBART Boulevard

Recorded by Jennifer Krintz Date 5/7/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP St	atus Code 5D3	
	Review Code	Reviewer	D	ate
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assig	ned by recorder)	3106 HOBART Bouleva	nrd
P2. Location: Not for Publica and (P2b and P2c or P2d. Attach a		a. Count	ty Los Angeles	
b. USGS 7.5' Quad	Date T	, ,	1/4 of 1/4 of Sec	; B.M.
<ul><li>c. Address: 3106</li><li>d. UTM: (Give more than one for la</li></ul>		R <i>T Boulevard</i> City Zone	LOS ANGELES : mE/	Zip mN
e. Other Locational Data (e.g. Parce	,		,	IIIIV
Oriented with primary (west) elevation Street.			•	rson Boulevard and 30th
P3 Description: (Describe resources	and its major elements. Includ	le design, materials, co	Parcel N ndition, alterations, size, an	
One and one-half stories; near rect dormers, front gable and shed porc foundation; wood clapboard siding grouped wooden Tuscan-like colun double hung vinyl sash (alteration),	angular plan; Transitional C h roof, exposed rafter tails, on exterior walls; concrete v nns; primary wood door with	raftsman residential knee braces, compo valkway and steps le in porch flanked by s	building; side gable roof, sition roll cladding (altera ading to partial-width en sidelights; large picture w	two front gable tion); concrete try porch supported by indow within porch,
P3b. Resource Attributes: (List attributes:		Multiple family property	Clamant of District	https://golotos.ots.)
P4. Resources Present: ✓ Building	☐ Structure ☐ Object ☐	Site District	☐Element of District ☐ C	other (Isolates, etc.)
A A A			P5b Description	of Photo:
			(View, date, acce	•
			West elevation, I	Lkg E, 3/6/09 ucted/Age and Sources:
			Prehistori	
<b>《大人》</b>	國域之大學	<b>4</b> ,		les County Assessor
			P7. Owner Addr	ress:
			3106 S HOBART LOS ANGELES	
			P8. Recorded b	
		No.	(Name, affiliation	
			Jennifer Krintz	
			Galvin Preservat	
		The state of the s	Redondo Beach,	Coast Highway, Ste. . CA 90277
			P9. Date Record	
			P10. Survey Typ Intensive Level S	be: (Describe)
		n n		
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments: NONE	Continuation Sheet	<b>✓</b> Dieti	ict Record	ock Art Record
Location Map	Building, Structure, and Ob	_		tifact Record
Sketch Map	Archaeological Record		ng Station Record	notograph Record

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by	by recorder) 3106 HOBART Boulevard	
B1. Historic Name	<b>3</b> :		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Presei	nt Use: Residential	
B5. Architectural	Style: Craftsman		
B6. Construction	·	alterations)	
	ng permit to construct residence. Owner: Albert W. Timition permit to add bath and other small alterations.	mons. Architect: none. Builder: W.W. Anders	on. Cost: \$2,900.
B7. Moved? v B8. Related Feat	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:	
B9a. Architect:		B9b. Builder: W.W. Anderson	
	or Thomas Pailroad and Haragaar Suburba: Straata		
B10. Significance			ala Critaria A C
Period of Signature	3	• • • • • • • • • • • • • • • • • • • •	ble Criteria A, C
	nce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	ned by theme, period, and geographic scope	. Also address integrity.)
surrounded by area was prope streetcar lines	ictor Hall Tract is a good example of an early stre farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and tran along the perimeter of the tract on Adams Bo the south. By 1912, most of the parcels in the Ch	he city center of Los Angeles. Residenti d later the electric car, connecting it to c ulevard to the north, Western Avenue to	ial development within the downtown. By 1910, three o the west and Jefferson
residential and the same distanthe adjoining an particularly evid	aid out on a rectangular grid of streets running no consist of rectangular lots separated by rear alle nce creating wide front yards. Behind many of to lleys. Street features within the tract include cor dent along Hobart Boulevard. Commercial build ong the perimeter streets of Western, Adams and	yways. The residences are all set back the residences are garages and ancillary asistent sidewalks and plantings. Large ings and multi-family apartment building	k from the street at roughly v buildings accessible from e street trees are us were eventually
B11. Additional Re	,	HP 3. Multiple family property	
	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Jennifer Krintz reservation A. 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ssociates	
Date of Evaluation	•	5/7/2009	
	(This space reserved for official comments.)		
	(This space reserved for official confinents.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3106 HOBART Boulevard

Recorded by Jennifer Krintz Date 5/7/2009

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2631 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2631 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between W. Adams Boulevard and 27th Street. Parcel No. 5053019018 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with flared, boxed eaves and composite roll cladding (alteration); hipped roof dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; four round columns supporting porch roof; wood entry door within porch; south side of front porch enclosed by a window; fixed wood windows with transoms; fixed diamond pane window with side vents on dormer; double-hung wood sash windows; casement wood windows; metal screens on some windows (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1906, Los Angeles County Assessor P7. Owner Address: WOMACK, JOE N 4 RAVENHILL DR POMONA CA, CA 91766 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

NPUP 9: 4 . 9 . 1 FD9	
Page 2 of 3 NRHP Status Code: 5D3	
Resource Name or # (Assigned by recorder) 2631 LA SALLE AVE	
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present Use: Residential	
B5. Architectural Style: Hipped roof cottage	
B6. Construction History: (Construction date, alterations, and date of alterations)	
2/26/1906: Building permit to construct residence. Owner: Mrs. E. Frackelton Architect: none. Builder: J.A. Kemp Cost: \$2,000.	
3/14/1923: Building permit to construct garage.	
B7. Moved? ✓ No ☐ Yes ☐ Unknown Date: Original Location:	
B8. Related Features:	
B9a. Architect: B9b. Builder: J.A. Kemp	
, , , , , , , , , , , , , , , , , , ,	
,	
1 7 71	
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)	
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was	;
surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the	
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B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property	
B11. Additional Resource Attributes: (List attributes and codes) HP 2. Single family property  B12. References:	
LA City Permits, Los Angeles Times, Sanborn Maps	
B13. Remarks:	
B14. Evaluator: Laura Vanaskie reservation Associates	
1611 S. Pacific Coast Highway, Ste. 104	
Redondo Beach, CA 90277	
Date of Evaluation: 4/30/2009	
(This space reserved for official comments.)	

### CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2631 LA SALLE AVE

**Recorded by** Laura Vanaskie **Date** 4/30/2009

#### **B10 Significance (Continued)**

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2640 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2640 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between W. Adams Boulevard and 27th Street. Parcel No. 5053020031 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; square plan; Transitional Craftsman residential building; side gable roof with boxed eaves and composite shingle cladding; hipped roof balcony dormer; exterior brick chimney; concrete foundation; wood clapboard siding and vinyl siding (alteration) on exterior walls; concrete steps leading to partial-width entry porch; three round columns supporting recessed porch roof; wood entry door with sidelights within porch; secondary wood door within balcony; fixed wood window with transom; doublehung wood windows; awning wood window; security bars on some windows (alteration); metal fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and north elevations, Lkg SE, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1904, Los Angeles County Assessor P7. Owner Address: LOPEZ, JACOBO 2640 S LA SALLE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Resource Name or # (Assigned by recorder) 2640 LA SALLE AVE  B1. Historic Name: B2. Common Name B3. Original Use: Residential B4. Present Use: Residential  B5. Architectural Style: Transitional Craftsman B6. Construction History: (Construction date, alterations, and date of alterations)  No original building permit.	
B2. Common Name B3. Original Use: Residential B4. Present Use: Residential B5. Architectural Style: Transitional Craftsman B6. Construction History: (Construction date, alterations, and date of alterations)	
B5. Architectural Style: Transitional Craftsman  B6. Construction History: (Construction date, alterations, and date of alterations)	
B7. Moved? ☐ No ☐ Yes ✔ Unknown Date: Original Location: B8. Related Features:	
B9a. Architect:  B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7200.0232  Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C  (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.  Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	ı
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LA City Permits, Los Angeles Times, Sanborn Maps	
B13. Remarks:	
B14. Evaluator: Laura Vanaskie reservation Associates 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	
Date of Evaluation: 4/30/2009	
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Page 3 of 3 Resource Name or # (Assigned by recorder) 2640 LA SALLE AVE

Recorded by Laura Vanaskie Date 4/30/2009

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer	Da	te
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publical	Resource Name or #: (Assignation		2648 LA SALLE AVE	
P2. Location:		a. Cou ; R	nty Los Angeles ; 1/4 of Sec	; B.M.
c. Address: 2648 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (west) elevation	#, directions to resource, eleva	Zone tion, etc., as approp		Zip 90018 mN ulevard and 27th Street.
			Parcel No	
P3 Description: (Describe resources Two stories; rectangular plan; Craft not visible from street; balcony over partial-width entry porch; two squar doors within balcony; double hung tence (alteration).	porch; concrete foundation, e block masonry columns su	; front gable roof w wood clapboard s pporting balcony;	vith exposed rafter tails and siding on exterior walls; cond four wood entry doors within	beams; roof cladding crete steps leading to n porch; two secondary
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		fultiple family proper Site District		ner (Isolates, etc.)
			P5b Description of (View, date, acces) West elevation, Lk P6. Date Construction Prehistoric 1912, Los Angeles	sion #)  sg E, 3/3/09  cted/Age and Sources:  ✓ Historic □ Both
			P7. Owner Addre HARVEY,NORMA 1036 S CLOVERD LOS ANGELES C.	DALE AVE
			P8. Recorded by: (Name, affiliation, Laura Vanaskie Galvin Preservatio 1611 S. Pacific Co	and address) on Associates oast Highway, Ste.
			P9. Date Recorde P10. Survey Type Intensive Level Su	: (Describe)
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obj	ect Record Lir	near Feature Record	k Art Record act Record tograph Record

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by	recorder) 2648 LA SALLE AVE
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present	Use: Residential
B5. Architectural Style: Craftsman	
B6. Construction History: (Construction date, alterations, and date of a	ilterations)
No original building permit.	
2/11/1924: Building permit to construct 1-story residence on lot with an exi Wieneman. Architect: none. Contractor: Earnest Jorealson Cost: \$3,500.	sting 1-family residence at 2648-2648 1/2 La Salle. Owner: Henry
2/11/1924: Building permit to construct garage.	
B7. Moved? ☐ No ☐ Yes ✔ Unknown Date:	Original Location:
B8. Related Features:	ong.na. zoodion
B9a. Architect:	B9b. Builder: Earnest Jorealson
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcal	
Period of Significance: 1878-1948 Property Type	•••
(Discuss importance in terms of historical or architectural context as define	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Victor Hall Tract is a good example of an early stree	tcar suburb. At the time of its subdivision in 1887, the tract was
surrounded by farmland and considered a great distance from the	
area was propelled by the advent of the horsecar, cable car, and	
streetcar lines ran along the perimeter of the tract on Adams Boul	
Boulevard to the south. By 1912, most of the parcels in the Charresidences.	ries victor Haii Tract were improved with single-lamily
residences.	
The tract was laid out on a rectangular grid of streets running nor	
residential and consist of rectangular lots separated by rear alley	
the same distance creating wide front yards. Behind many of the the adjoining alleys. Street features within the tract include cons	
particularly evident along Hobart Boulevard. Commercial building	
constructed along the perimeter streets of Western, Adams and J	
B11. Additional Resource Attributes: (List attributes and codes) HB  B12. References:	<sup>2</sup> 3. Multiple family property
LA City Permits, Los Angeles Times, Sanborn Maps	
_ · · · · <b>,</b> · · · · · · · · · · · · · · · · · · ·	
	<b>A</b>
B13. Remarks:	
	N
	to the second
B14. Evaluator: Laura Vanaskie reservation Ass	ociates
1611 S. Pacific Coast Highway, Ste. 104	
Redondo Beach, CA 90277	20,000
	30/2009
(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2648 LA SALLE AVE

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

### PRIMARY RECORD

Primary # HRI# Trinomia

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NRHP	Status	Code	ļ

5D3 Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2823 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2823 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; irregular plan; No Style residential building; hipped roof with partially enclosed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation, wood clapboard siding on exterior walls; concrete steps parallel to street facade leading to partial-width entry porch; one rectangular column supporting porch roof; two wood entry doors, one with detailed panels and one plain (alteration); fixed wood windows with and without transoms; double hung wood sash windows; metal screens on some windows (alteration); shed addition to north elevation (alteration); chain-link fence (alteration); garage building located at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1905, Los Angeles County Assessor P7. Owner Address: CLARK, ARLINDA AND ADDIE P 2817 S LA SALLE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/4/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRH	P Status Code:	5D3
. ago = 0. o	Reso	urce Name or #	(Assigned by re	ecorder)	2823 LA SAI	LLE AVE	
B1. Historic Name B2. Common Nam							
B3. Original Use:	Residential		B4. Present U	lse: Re	sidential		
B5. Architectural	•						
B6. Construction	• `	date, alterations,	and date of alte	erations)			
No original buildin 8/1/1921: Alteratio	g permit. n permit to widen the livi.	ng and dining roon	ns.				
B7. Moved? B8. Related Featu	No ☐ Yes 🗹 Unkn Ires:	own Date:	(	Original I	_ocation:		
B9a. Architect:			E	B9b. Build	der:		
B10. Significance	: Theme: Railroad a	nd Horsecar Subu	rbs; Streetcar I	Area 53	327.15320008		
Period of Sig			operty Type				ole Criteria A, C
	ce in terms of historical o d and Horsecar Subur			by theme	e, period, and g	geographic scope.	. Also address integrity.)
surrounded by the area was proper streetcar lines r	armland and consider lled by the advent of t	red a great distai he horsecar, cab r of the tract on a	nce from the o ble car, and la Adams Boule	city cente iter the e vard to t	er of Los Ang lectric car, c he north, We	geles. Residentia onnecting it to d estern Avenue to	ion in 1887, the tract was al development within the lowntown. By 1910, three to the west and Jefferson th single-family
residential and the same distar the adjoining all particularly evid	consist of rectangular	lots separated by yards. Behind within the tract in levard. Comme	y rear alleywa many of the r nclude consis ercial buildings	ays. Th residence tent side s and mu	e residences es are garag walks and p ulti-family apa	s are all set back les and ancillary lantings. Large artment buildings	s were eventually
B11. Additional Re B12. References:	source Attributes: (List	attributes and cod	es) HP	2. Single	family propert	ty	
	os Angeles Times, Sanb	orn Maps					
B13. Remarks:					N		
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coast H. Redondo Beach, CA 90	ighway, Ste. 104	servation Assoc	ciates			
Date of Evaluatio	•	-77	5/4	1/2009			
	(This space reserved for	official comments	i.)				
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**CONTINUATION SHEET** 

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2823 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/4/2009

### **B10 Significance (Continued)**

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### PRIMARY RECORD

Primary # HRI # Trinomial

<b>IRHP</b>	Status	Code	5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2912 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2912 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with flared eaves, exposed rafter tails and composite shingle cladding; front gable porch roof; interior brick chimney; concrete foundation; wood clapboard and wood diagonal siding on exterior walls; concrete steps leading to partial-width entry porch; one classical round column and two engaged classical round columns supporting porch roof; two wood entry doors, one solid and glazed panel (alteration); fixed wood windows with and without transoms; double-hung wood sash windows; angled bay on south elevation; decorative wood brackets supporting roof; cornice-line dentils; wood slat vent under gable-on-hip; part of porch may have been filled in (alteration); metal screens on some windows (alteration); security bars on some windows and entry door (alteration); garage building located at southeast corner of P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and north elevations, Lkg SE, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1907, Los Angeles County Assessor P7. Owner Address: NISHITSUJI, GEORGE TR 2912 S LA SALLE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/4/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ■ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHI	Status Code: 5D3
	Resource Name or # (Assigned by recorder) 2912 LA SAL	LE AVE
B1. Historic Name	ne:	
B2. Common Nam	ame	
B3. Original Use:		
B5. Architectural		
	on History: (Construction date, alterations, and date of alterations)	
5/28/1924: Buildin Cost: \$1,200.	ng permit to construct residence at 2912 La Salle. Owner: Nettie M. Smith. Architect ling permit to construct residence at 2914 S. La Salle. Owner: George M. Thompson ling permit to construct garage.	
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date: Original Location: atures:	
	W= 0 W	
B9a. Architect: F		h; John F. Meredith
B10. Significance	ice: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.78549891  Significance: 1878-1948 Property Type Residential	Applicable Criteria A, C
	ance in terms of historical or architectural context as defined by theme, period, and g	• •
	pad and Horsecar Suburbs; Streetcar Suburbs	oograpino ooopo. 71100 aaarooo intogrity.,
surrounded by area was prope streetcar lines i	Victor Hall Tract is a good example of an early streetcar suburb. At the tim y farmland and considered a great distance from the city center of Los Ang pelled by the advent of the horsecar, cable car, and later the electric car, co is ran along the perimeter of the tract on Adams Boulevard to the north, We the south. By 1912, most of the parcels in the Charles Victor Hall Tract wo	eles. Residential development within the onnecting it to downtown. By 1910, three stern Avenue to the west and Jefferson
residential and the same distar the adjoining al particularly evid	laid out on a rectangular grid of streets running north-south and east-west d consist of rectangular lots separated by rear alleyways. The residences fance creating wide front yards. Behind many of the residences are garagealleys. Street features within the tract include consistent sidewalks and playident along Hobart Boulevard. Commercial buildings and multi-family apallong the perimeter streets of Western, Adams and Jefferson later in the tra	are all set back from the street at roughly es and ancillary buildings accessible from antings. Large street trees are rtment buildings were eventually
B12. References:	· ·	1
LA City Permits, L	Los Angeles Times, Sanborn Maps	
B13. Remarks:	N	
B14. Evaluator:	Laura Vanaskie reservation Associates 1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluation	ion: 5/4/2009	
	(This space reserved for official comments.)	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2912 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/4/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2918 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2918 LA SALLE AVE City LOS ANGELES 90018 7in d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; irregular plan; Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door within porch; double-hung vinyl sash windows (alteration); aluminum sliding windows (alteration); decorative wood brackets supporting roof; cornice-line dentils; wood slat vent under front gable; exposed wood truss on front gable; additions on south and east elevations; bubble skylights (alteration); metal screens on some windows (alteration); security bars on some windows (alteration); garage building located at southeast corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1905, Los Angeles County Assessor P7. Owner Address: RIOS.GUILLERMO A AND MARTHA 2916 S LA SALLE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/4/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
3	Resource Name or # (Assigned by red	order) 2918 LA SALLE AVE
B1. Historic Name	e:	
B2. Common Nam	me	
B3. Original Use:	Residential B4. Present Use	e: Residential
B5. Architectural	l Style: Craftsman	
10/27/1905: Buildi \$2,000. 9/24/1912: Alterati 2/26/1925: Alterati	n <b>History:</b> (Construction date, alterations, and date of alter ding permit to construct residence at 2916 La Salle. Owner: Out of the construct residence at 2916 La Salle. Owner: Out of the construct residence at 2916 La Salle. Owner: Out of the construct of the construct garage.	G.F. Sloan and E.L. Petitfils. Architect and Builder: G.F. Sloan. Cost:
B7. Moved? ✓ B8. Related Featu		riginal Location:
	ee: Theme: Railroad and Horsecar Suburbs; Streetcar Alignificance: 1878-1948 Property Type F	
surrounded by a area was prope streetcar lines in Boulevard to the residences.  The tract was laresidential and the same distant the adjoining all particularly evidences.	If farmland and considered a great distance from the circle led by the advent of the horsecar, cable car, and late ran along the perimeter of the tract on Adams Boulevathe south. By 1912, most of the parcels in the Charles laid out on a rectangular grid of streets running northes a consist of rectangular lots separated by rear alleyway ince creating wide front yards. Behind many of the realleys. Street features within the tract include consisted dent along Hobart Boulevard. Commercial buildings.	south and east-west. The parcels within the tract are mostly vs. The residences are all set back from the street at roughly sidences are garages and ancillary buildings accessible from ent sidewalks and plantings. Large street trees are
B12. References:	· · · · · · · · · · · · · · · · · · ·	. Single family property
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Associa 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ates
Date of Evaluatio	on: 5/4/2	2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2918 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/4/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

# **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

		Other Listings		NKHP St	atus Code 5D3	Deta		
		Review Code	Reviewer _			_ Date		_
Page 1 of 3		Resource Name or #: (Assig	ned by record	der)	2932 LA SALLE AV	Έ		
P1. Other Ident P2. Location:	Πισε: □ Not for Public	ation <a> Unrestricted</a>		a. Count	y Los Angeles			
		a Location Map as necessary.	١	a. Count	LOS Arigeles			
b. USGS 7.5		Date T	, ; R	:	1/4 of 1/4 of 5	Sec ;		B.M.
c. Address:		S LA SAL	•	,	LOS ANGELES	Zip	90018	
d. UTM: (G	live more than one for l	large and/or linear resources)	Zone		; mE/	mN		
e. Other Loc	ational Data (e.g. Parc	el #, directions to resource, eleva	ation, etc., as	appropria	ite)			
Oriented wit	h primary (west) elevat	tion facing west. Located on the e	east side of La	a Salle Av	enue between 29th Str	et and 30th St	reet.	
					Dor	ad No FOEQ	22227	
P3 Description	· (Describe resource	es and its major elements. Includ	le design ma	tarials co			022007	
•	,	sitional Craftsman residential	•					1
		); double front-gable porch ro						
		idth entry porch, porch partia						
		known) within porch; fixed w						
		n-hip; vertical wood board pa and entry door (alteration); ga					rgeboard	ds;
metar screens	on some windows e	and entry door (alteration), ga	rage building	g localet	at northeast come	or property.		
P3b. Resource	Attributes: (List attrib		Single family	property				
P4. Resources	Present:  Buildin	g	Site Di	istrict	Lement of District	Other (Isolate	es, etc.)	
					DCh Dagarin	tion of Dhoto.		
					· ·	tion of Photo:		
					•	accession #) on, Lkg E, 3/3/0	na	
						nstructed/Age		rces:
				MAN WAR	Prehis		_	Both
	_			- 100		ngeles County A		Botti
					P7. Owner A	,	10000001	
						Adaress: GLEAN M TR		
					2932 S LA S			
-				M		.ES CA, CA 900	718	
	Control box - forther				P8. Recorde	•	,,,	
		5 1				ation, and addre	266)	
ALCOHOL: T					Laura Vanas		,33)	
TVIII.	A STATE OF THE PARTY OF THE PAR					ervation Associa	ates	
W/A	<b>集节于36. 图:山</b>				1611 S. Pac	ific Coast Highv	vay, Ste.	
	DEVENOUS PARTY				Redondo Be	ach, CA 90277		
					P9. Date Re	corded:	5/5/2	2009
10					P10. Survey			
			1		Intensive Le		,	
	the same							
P11. Report Cit	tation: (Cite survey re	eport and other sources, or enter	"none.")					
Attachments:	NONE	Continuation Sheet		<b>✓</b> Distr	rict Record	Rock Art Rec	ord	
	Location Map	Building, Structure, and Obj	ject Record		ar Feature Record	Artifact Recor	rd	
	Sketch Map	Archaeological Record		Millir	ng Station Record	Photograph R	Record	
	Other: (List)							

Page 2 of 3		NRHP Status Code: 5D3
· ·	Resource Name or # (Assigned by r	ecorder) 2932 LA SALLE AVE
B1. Historic Name B2. Common Nam		
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural	Style: Transitional Craftsman	
	History: (Construction date, alterations, and date of alt	•
5/19/1906: Buildin	ng permit to construct residence. Owner: Frank A. Vickery.	Architect: none. Builder: Frank Schoenrock. Cost: \$1,800.
B7. Moved? ✓	✓ No ☐ Yes ☐ Unknown Date:	Original Location:
B8. Related Feat		Original Education.
B9a. Architect:		B9b. Builder: Frank Schoenrock
B10. Significance		
Period of Signature		
(Discuss importan	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vi	ictor Hall Tract is a good example of an early streets	car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson es Victor Hall Tract were improved with single-family
residences.	ie south. By 1912, most of the parcels in the Chair	es victor riali tract were improved with single-ramily
		n-south and east-west. The parcels within the tract are mostly rays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from
the adjoining al	lleys. Street features within the tract include consis	stent sidewalks and plantings. Large street trees are
		s and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
constructed aro	ong the perimeter streets of Western, Adams and Je	The soft later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	,	2. Single family property
	os Angeles Times, Sanborn Maps	
•	,	
		<b>A</b>
B13. Remarks:		
B14. Evaluator:	Laura Vanaskie reservation Asso	ciates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio		5/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2932 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/5/2009

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI # Trinomial

RHP	Status	Code	5D

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2941 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2941 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; hipped roof with lower front gable, exposed rafter tails and composite shingle cladding; interior stuccoed chimney (alteration); concrete foundation; asbestos siding on exterior walls (alteration); concrete steps leading to partial-width entry porch; one square and three round columns supporting recessed porch roof; wood entry door within porch; fixed wood windows with and without transoms; double-hung wood windows; double-hung aluminum windows (alteration); angled bays on east and south elevations; decorative wooden bargeboard structure on front gable with knee braces; metal screens and security bars on some windows (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site □ District □ Element of District □ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1904, Los Angeles County Assessor P7. Owner Address: HAWKINS, CAROLE L 2941 S LA SALLE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/5/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ■ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3				NRHP Statu	us Code: 5D	3
	Resource Name or	# (Assigned by	recorder)	2941 LA SALLE AV	Æ	
B1. Historic Name	<b>:</b> :					
B2. Common Nam	ne					
B3. Original Use:	Residential	B4. Present I	Jse: Res	sidential		
B5. Architectural	•					
11/14/1905: Buildi \$1,975.	History: (Construction date, alteration ing permit to construct residence at 2943 tion permit for addition 17' x 26'.			es Worell. Architect: ı	none. Builder: W	.W. Anderson. Cost:
B7. Moved?  B8. Related Feat	No ☐ Yes ✓ Unknown Date:		Original L	ocation:		
B9a. Architect:			DON Duild	er: <i>W.W. Anderson</i>		
B10. Significance	e: Theme: Railroad and Horsecar Su	hurhs: Streetcar				
Period of Significance		Property Type			Applicable Cri	iteria A. C
(Discuss importan	nce in terms of historical or architectural of and Horsecar Suburbs; Streetcar	ontext as define			• •	•
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good example of farmland and considered a great dis lelled by the advent of the horsecar, or an along the perimeter of the tract core south. By 1912, most of the parc	tance from the cable car, and l on Adams Bould	city cente ater the el evard to th	r of Los Angeles. I lectric car, connect ne north, Western I	Residential dev ting it to downt Avenue to the	velopment within the own. By 1910, three west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of stree consist of rectangular lots separated nce creating wide front yards. Behin lleys. Street features within the trac dent along Hobart Boulevard. Comi ang the perimeter streets of Western,	d by rear alleyw nd many of the it include consi mercial building	vays. The residence stent side gs and mu	e residences are a es are garages and walks and planting Iti-family apartmen	II set back from d ancillary build is. Large stree nt buildings wer	n the street at roughly lings accessible from et trees are e eventually
B11. Additional Re	esource Attributes: (List attributes and c	odes) H	P 2. Single	family property		
LA City Permits, L	os Angeles Times, Sanborn Maps					
B13. Remarks:			2	N		
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coast Highway, Ste. 10- Redondo Beach, CA 90277	reservation Asso 4	ociates			
Date of Evaluation	•	5/	5/2009			
	(This space reserved for official comme	nts.)				
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2941 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/5/2009

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## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NR	HP Status Co	de 5D3			
		Reviewer		Da	ate		
Page 1 of 3	Resource Name or #: (Assign		294!	5 LA SALLE AVE			_
P1. Other Identifier:	resource realise of #1. (7 to sign	ou by 10001401)	2010	271 071222 7172			
P2. Location: Not for Publica	tion <a> Unrestricted</a>	a.	County L	os Angeles			
and (P2b and P2c or P2d. Attach a		<del></del>	-				
b. USGS 7.5' Quad	Date T	; R	: 1/4 of	1/4 of Sec	:		B.M.
c. Address: 2945	S LA SALL	•	City LOS A	VGELES	Žip	90018	
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	;	mE/	mN .		
e. Other Locational Data (e.g. Parce	I #, directions to resource, elevat	tion, etc., as app	oropriate)				
Oriented with primary (east) elevation	on facing east. Located on the we	est side of La Sa	alle Avenue be	tween 29th Street ar	nd 30th Stree	et.	
				Parcel No	o. <i>505301</i>	7024	
P3 Description: (Describe resources	and its major elements. Include	e design, materi	als, condition,	alterations, size, and	d boundaries	;)	
One story; rectangular plan; Transi							
cladding (alteration); front gable do							
concrete steps leading to partial-wiwood windows with transoms; doub							∍d
façade; metal screens on some wir							ct.
end of property.	dows and entry door (alterall	orij, orialir lirir	t rerice (aner	ation), garage bain	ang locate	a at we	31
and the state of							
P3b. Resource Attributes: (List attribu	ites and codes) HP 2. S	Single family pro	perty				
P4. Resources Present:	☐ Structure ☐ Object ☐ S	Site Distri	ict Eleme	nt of District Ot	her (Isolates	s, etc.)	
	•				`	,	
				P5b Description o	of Photo:		
				(View, date, acces	ssion #)		
	v Nation (v			East and north ele	evations, Lk	g SW, 3/	3/09
				P6. Date Constru	ıcted/Age a	nd Sour	ces:
A STATE OF THE STA				Prehistoric	<b>✓</b> Histor	ric 🗆	Both
				1905, Los Angele			Dour
- W. W.		W6/42 4	- \\//\/		•		
		Kall Vi	MAN (	P7. Owner Addre			
		Wald A	MA	HERNANDEZ,EL			
		A Roberts	M	2945 S LA SALLE LOS ANGELES C		10	
					,	O	
			Ava 2	P8. Recorded by			
	<b>主義的文章和</b>			(Name, affiliation,	and addres	s)	
				Laura Vanaskie			
				Galvin Preservation			
			N V	1611 S. Pacific C	_	ıy, Ste.	
				Redondo Beach,	CA 90277		
Server Ministry				P9. Date Recorde	ed:	5/5/2	009
				P10. Survey Type	e: (Descri	be)	
		and the same of th		Intensive Level St	urvey		
The state of the s	The state of the s						
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")					
. ,		•					
Attachments: NONE	Continuation Sheet	V	District Reco	ord Ro	ck Art Recor	rd	
Location Map	☐ Building, Structure, and Obje	_	Linear Featu	_	ifact Record		
Sketch Map	Archaeological Record		Milling Statio		otograph Re		
Other: (List)			ig Glatic		o.og.apii ito	JU14	

		NDUD 64 4 6 1 500
Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by re	corder) 2945 LA SALLE AVE
B1. Historic Name:	s:	
B2. Common Nam	10	
B3. Original Use:	Residential B4. Present Us	e: Residential
<b>B5. Architectural</b>	Style: Transitional Craftsman	
<b>B6. Construction</b>	History: (Construction date, alterations, and date of alte	rations)
No original building	g permit.	
B7. Moved?	No ☐ Yes ✔ Unknown Date: C	riginal Location:
B8. Related Featu	ures:	
DO 4 1''	_	0. 5.11
B9a. Architect:		9b. Builder:
B10. Significance		
Period of Sig		Residential  Applicable Criteria  A, C  by theme, period, and geographic scope. Also address integrity.)
	ad and Horsecar Suburbs; Streetcar Suburbs	by theme, period, and geographic scope. Also address integrity.)
Trierrie. Namoa	d and Horsecal Suburbs, Streetcal Suburbs	
The Charles Vio	ctor Hall Tract is a good example of an early streetca	r suburb. At the time of its subdivision in 1887, the tract was
		ity center of Los Angeles. Residential development within the
		er the electric car, connecting it to downtown. By 1910, three
	ran along the perimeter of the tract on Adams Boulev he south.   By 1912, most of the parcels in the Charle	rard to the north, Western Avenue to the west and Jefferson
residences.	e south. By 1912, most of the parcels in the chance	s victor riair rract were improved with single-ranning
		south and east-west. The parcels within the tract are mostly
		ys. The residences are all set back from the street at roughly
	lleys. Street features within the tract include consist	esidences are garages and ancillary buildings accessible from ent sidewalks and plantings. Large street trees are
		and multi-family apartment buildings were eventually
constructed alor	ing the perimeter streets of Western, Adams and Jefi	ferson later in the tract's history, mostly during the 1920s.
P11 Additional Pa	occurse Attributes: (Liet attributes and codes)	2. Single family property
B11. Additional Re B12. References:		2. Single family property
LA City Permits, Lo	os Angeles Times, Sanborn Maps	
		<b>A</b>
B13. Remarks:		TAIL .
		[N]
B14. Evaluator:		ates
	1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	
Date of Evaluation	•	2009
		2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2945 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/5/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2946 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2946 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; square plan; Transitional Craftsman residential building; side gable roof with a large front gable dormer and a front gable porch roof, exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two square wooden columns supporting porch roof; wood entry door within porch; fixed wood windows; double-hung wood sash windows; aluminum sliding windows (alteration); arched wood slat vent under front gable; vertical wood board pattern on porch roof; metal awnings on some windows, may be hiding transoms (alteration); metal screens on some windows (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and north elevations, Lkg SE, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1907, Los Angeles County Assessor P7. Owner Address: SCHREPFERMAN, MICHAEL G CO T 12377 LEWIS ST GARDEN GROVE CA, CA 92840 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/5/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by	recorder) 2946 LA SALLE AVE
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present	Use: Residential
B5. Architectural Style: Transitional Craftsman	
<b>B6. Construction History:</b> (Construction date, alterations, and date of a	Iterations)
4/13/1905: Building permit to construct residence. Owner: James W. Hann	,
8/29/1955: Building permit for garage construction.	•
B7. Moved? ✓ No ☐ Yes ☐ Unknown Date:	Original Location:
B8. Related Features:	
B9a. Architect: Morris Bldg. Co.	B9b. Builder: Morris Bldg. Co.
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar	-
Period of Significance: 1878-1948 Property Type	
(Discuss importance in terms of historical or architectural context as define	• •
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	, , , , , , , , , , , , , , , , , , ,
The Charles Victor Hall Tract is a good example of an early street	
surrounded by farmland and considered a great distance from the	
area was propelled by the advent of the horsecar, cable car, and attractions lines represented the perimeter of the treation. Adams Boulette	
streetcar lines ran along the perimeter of the tract on Adams Boul Boulevard to the south. By 1912, most of the parcels in the Char	
residences.	ics vision riali tradi were improved with single family
The tract was laid out on a rectangular grid of streets running north	
residential and consist of rectangular lots separated by rear alleyw	
the same distance creating wide front yards. Behind many of the	
the adjoining alleys. Street features within the tract include consi- particularly evident along Hobart Boulevard. Commercial building	
constructed along the perimeter streets of Western, Adams and J	
	<i>y</i> , , ,
B11. Additional Resource Attributes: (List attributes and codes)  H.  B12. References:	P 2. Single family property
LA City Permits, Los Angeles Times, Sanborn Maps	
EA Oity Fermits, Los Angeles Times, Gamborn Maps	
	<b>A</b>
B13. Remarks:	
D13. Nemarks.	
B14. Evaluator: Laura Vanaskie reservation Ass	ociates
1611 S. Pacific Coast Highway, Ste. 104	
Redondo Beach, CA 90277	
Date of Evaluation: 5	/5/2009
(This space reserved for official comments.)	
,	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2946 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/5/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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# **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign		2951 LA SALLE AVE	
<b>P2. Location:</b> Not for Publicat	ion 🗹 Unrestricted	a. Co	ounty Los Angeles	
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)		, <b>,</b>	
b. USGS 7.5' Quad	Date T	; R	; 1/4 of 1/4 of Sec	; B.M.
c. Address: 2951	S LA SALL	.E AVE C	ity LOS ANGELES	Zip 90018
d. UTM: (Give more than one for la	rge and/or linear resources)	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce		tion, etc., as appro	ppriate)	
Oriented with primary (east) elevation	n facing east. Located on the w	est side of La Salle	e Avenue between 29th Street	and 30th Street.
			Parcel	No. 5053017025
P3 Description: (Describe resources	and its major elements. Include	e design, materials	s, condition, alterations, size, a	and boundaries)
One story; rectangular plan; Craftsr front gable dormer; exterior painted brick pattern includes alternating exporch; four tapered square columns windows; double-hung wood sash whackets supporting dormer roof; ar (alteration); garage building in south	brick chimney; concrete fou truded bricks; concrete step s sitting atop brick piers supp vindows; aluminum sliding w ngled bay on south elevation	ndation; wood class and brick and coort the porch rocining owns (alteration)	lapboard siding and painte concrete ramp (alteration) of; wood entry door within p on); wood slat vents under	d brick on exterior walls; leading to full-width entry porch; fixed wood side gables; wood
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family prope		Other (Isolates, etc.)
18 18 18 18 18 18 18 18 18 18 18 18 18 1			(View, date, ac	
	San Albania		· ·	elevations, Lkg NW, 3/3/09
				tructed/Age and Sources:
	NOVE PER STATE OF THE STATE OF			
			☐ Prehisto	ric
			W. W.	·
			P7. Owner Ad	
		Wall to Ve	GONZALEZ,N 5322 THIRD A	
				S CA, CA 90043
	Manager 1		P8. Recorded	
			Laura Vanaski	on, and address)
				ation Associates
1				: Coast Highway, Ste.
	And the second second second second		Redondo Bead	• •
		2951		
The second second			P9. Date Reco P10. Survey T	
The second secon			Intensive Level	• '
			IIIIGIISIVE LEVE	Guivoy
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")	<del></del>	
	¬ •			
Attachments: NONE	Continuation Sheet			Rock Art Record
Location Map	Building, Structure, and Obje			Artifact Record
☐ Sketch Map ☐ Other: (List)	Archaeological Record	∟ N	Milling Station Record	Photograph Record

Dana 0 of 0	NRHP Status Code: 5D3	
Page 2 of 3		
5		
B1. Historic Name		
B2. Common Nan		
B3. Original Use:		
B5. Architectural		
B6. Construction	ng permit to construct residence. Owner: Chas Prophet. Architect: none. Contractor: Wm. W. Schneider. Cost: \$1,800.	
	ling permit to construct garage.	
B7. Moved?	✓ No ☐ Yes ☐ Unknown Date: Original Location:	
B9a. Architect:	B9b. Builder: Wm. W. Schneider	
B10. Significance		
Period of Si		
	nce in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)	
•	ad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vi		_
	ictor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was farmland and considered a great distance from the city center of Los Angeles. Residential development within the	
	elled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, thre	
	ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson	
	ne south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family	
residences.		
The tract was la	aid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly	У
	consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at rough	
	nce creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible fron	m
	lleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are dent along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually	
	ong the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.	
B11. Additional Re	esource Attributes: (List attributes and codes) HP 2. Single family property	
B12. References		
LA City Permits, L	Los Angeles Times, Sanborn Maps	
	- TAX	
D40 Danada		
B13. Remarks:		
B14. Evaluator:	Laura Vanaskie reservation Associates	
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluation	on: 5/5/2009	
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2951 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/5/2009

#### **B10 Significance (Continued)**

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

# **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Da	te	
Page 1 of 3  P1. Other Identifier:  P2. Location:  Not for Public	Resource Name or #: (Assignation  Unrestricted	, ,		LA SALLE AVE s Angeles		
and (P2b and P2c or P2d. Attach	a Location Map as necessary.	)	•	•		D.M
<b>b. USGS 7.5' Quad</b> c. Address: 2952	Date T S LA SAL	; <b>R</b> .LE AVE	; <b>1/4 of</b> City LOS ANO	1/4 of Sec	; Zip 900	<b>B.M.</b>
d. UTM: (Give more than one for		Zone	:	mE/	mN	70
e. Other Locational Data (e.g. Parc			ropriate)			
Oriented with primary (west) eleva	tion facing west. Located on the	east side of La Sa	ille Avenue beti	veen 29th Street ar	nd 30th Street.	
				Parcel No	505302201	1
P3 Description: (Describe resource	•	•			•	
One story; rectangular plan; Trans braces, exposed rafter tails and contexterior walls; brick steps leading fixed wood windows; fixed alumin wood slat vent under gable-on-hip bay on north elevation; metal scre two garage/guest house buildings	omposite shingle cladding; in to partial-width entry porch; p um windows (alteration); alun o; wood dentils along cornice; eens on some windows (altera	terior brick chim borch has been o ninum sliding wi beaded wood to ation); security b	ney; concrete enclosed (alte indows (altera rim on front ga pars on some	foundation; wood ration); wood ent tion); double-hun able; angled bay windows and ent	d clapboard s ry doors withi g aluminum w on façade, sq	iding on in porch; vindows; uared
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Buildir		Multiple family pro	_	of District Otl	ner (Isolates, et	c.)
				P5b Description of (View, date, access West elevation, LIP6. Date Construction of Prehistoric 1910, Los Angeles P7. Owner Address BERTRAND, RITA 2952 S LA SALLE LOS ANGELES CP8. Recorded by:	ssion #)  kg E, 3/3/09  cted/Age and a  limit Historic s County Asses ss:  E AVE  AA, CA 90018	Both
				(Name, affiliation, Laura Vanaskie Galvin Preservatio 1611 S. Pacific Co Redondo Beach, (	on Associates past Highway, S	Ste.
P11. Report Citation: (Cite survey r	report and other sources, or ente	r "none ")		P9. Date Records P10. Survey Type Intensive Level Su	: (Describe)	5/5/2009
The report of auton. (One survey i	oport and other sources, or effic					
Attachments: NONE	Continuation Sheet	<b>✓</b>	District Record	_	k Art Record	
Location Map	Building, Structure, and Ob	ject Record	Linear Feature		fact Record	
☐ Sketch Map	☐ Archaeological Record		Milling Station	Record L Pho	tograph Record	ţ

Page 2 of 3				NRHP St	atus Code:	5D3	
	Resource Name or #	(Assigned by	recorder)	2952 LA SALLE	AVE		
B1. Historic Name:							
B2. Common Name							
B3. Original Use: Re	esidential	B4. Present l	Jse: Res	sidential			
B5. Architectural Style	: Transitional Craftsman						
B6. Construction Histo	ory: (Construction date, alteration	s, and date of al	terations)				
6/8/1921: Building perm Redimade Bldg. Co. Co	ermit to construct residence. Owner: nit to construct residence on lot with ontractor: same. Cost: \$1,500. mit to construct residence and gara or: none. Cost: \$2,100.	an existing resid	dence at 29	52 S. La Salle. O	wner: Mrs. A. Mo	Chesney. Archi	
P7 Mayad?	☐ Voc ☐ Unknown — Doto:		Original I	oostion.			
_	Yes Unknown Date:		Original L	ocation:			
B8. Related Features:							
B9a. Architect: G.F. S	loan; Redimade Bldg. Co.; W.A. Se	vers	B9b. Build	er: G.F. Sloan; R	Redimade Bldg. C	Co.	
B10. Significance: The	eme: Railroad and Horsecar Sub	ourbs; Streetcar	Area 75	00.035	_		
Period of Signific	ance: 1878-1948	Property Type	Residenti	al	Applicable	Criteria A, C	
(Discuss importance in	terms of historical or architectural co	ontext as defined	d by theme	period, and geog	graphic scope. A	lso address inte	grity.)
Theme: Railroad an	d Horsecar Suburbs; Streetcar S	Suburbs					
surrounded by farml area was propelled a streetcar lines ran a	Hall Tract is a good example of a land and considered a great dist by the advent of the horsecar, c long the perimeter of the tract of uth. By 1912, most of the parce	tance from the able car, and la n Adams Bould	city cente ater the el evard to th	r of Los Angele ectric car, conn ne north, Westel	s. Residential o ecting it to dow rn Avenue to th	development w Intown. By 19 Die west and Jet	ithin the 10, three
residential and cons the same distance of the adjoining alleys. particularly evident a	ut on a rectangular grid of street ist of rectangular lots separated reating wide front yards. Behir Street features within the tract along Hobart Boulevard. Comn be perimeter streets of Western,	by rear alleyw nd many of the tinclude consis nercial building	rays. The residence stent siden as and mu	e residences are es are garages a walks and planti Iti-family apartm	e all set back fro and ancillary bu ings. Large sto nent buildings w	om the street a uildings access reet trees are vere eventually	t roughly ible from
B12. References:	ce Attributes: (List attributes and co	odes) <i>HP</i>	3. Multiple	family property			
LA City Permits, Los Ar	ngeles Times, Sanborn Maps						
B13. Remarks:			2	N			
	S. Pacific Coast Highway, Ste. 104	reservation Asso 1	ociates				
Read Date of Evaluation:	ondo Beach, CA 90277	5/	5/2009				
			5/2003				
(This	space reserved for official commer	າເຮ.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2952 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/5/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

# **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP	Status	Code	5D3
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	Other Listings		ir Status Cour				
	Review Code	Reviewer		Dat	e		_
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication	Resource Name or #: (Assignation Unrestricted	• ,		LA SALLE AVE : Angeles			
and (P2b and P2c or P2d. Attach a	Location Map as necessary.)		•				
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec	;		B.M.
c. Address: 3011	S LA SALL		City LOS ANG	mE/	Zip 900	)18	
<ul> <li>d. UTM: (Give more than one for la</li> <li>e. Other Locational Data (e.g. Parce</li> </ul>	=	Zone tion etc. as anni	ropriate)	IIIE/	mN		
Oriented with primary (east) elevation	,	, , , , , , ,	' '	veen 30th Street and	l W. Jefferson	Boule	vard.
chemica marphinaly (each chemical		501 5140 5. <u>2</u> 4 54.		0 0 0 0 0			
				Parcel No.	505301601	19	
P3 Description: (Describe resources	and its major elements. Include	e design, materia	lls, condition, al	terations, size, and I	ooundaries)		
One story; rectangular plan; Hipped cladding; hipped roof dormer; externexterior walls; concrete steps leadir (material unknown) within porch; fix windows and entry door (alteration)	ior brick chimney; concrete fing to partial-width entry porc and wood windows with trans	oundation; woo h; two pairs of r oms; aluminum	d clapboard s rectangular co n sliding windd	iding and vertical lumns supporting ows (alteration); m	board siding porch roof; e etal screens	on entry o on so	door
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	ites and codes) HP 2. Structure ☐ Object ☐	Single family prop	·		er (Isolates, e	tc.)	
				P5b Description of			
				(View, date, access	•	M/ 2/2	2/00
		STATE OF THE PARTY	_	East and north eleventer P6. Date Construction	_		
		Mark Com	2			_	
				☐ Prehistoric  1907, Los Angeles	✓ Historic  County Asses		Both
		M. M. HELL	100	P7. Owner Addres	•		
	10000000000000000000000000000000000000			VELASQUEZ,EDG			
	EN LEVEL DE LA COMPANIE DE LA COMPAN			3011 S LA SALLE			
	THE GOVERNMENT			LOS ANGELES CA	A, CA 90018		
				P8. Recorded by:			
		V-2000		(Name, affiliation, a	and address)		
				Laura Vanaskie			
				Galvin Preservation	n Associates		
			1	1611 S. Pacific Co	0 ,	Ste.	
				Redondo Beach, C	A 90277		
		A Comment		P9. Date Recorded	d:	5/5/20	)09
301	/ /-		No.	P10. Survey Type:			
The state of the s		James James		Intensive Level Sui	rvey		
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")					
Attachments: NONE	Continuation Sheet	<b>✓</b>	District Record	∏ Rocl	Art Record		
Location Map	Building, Structure, and Obje		Linear Feature		act Record		
☐ Sketch Map	Archaeological Record		Milling Station		ograph Recor	d	
Other: (List)	-		-		-		

Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned by	recorder) 3011 LA SALLE AVE
B1. Historic Name	e:	
B2. Common Nar	me	
B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectura		
	n History: (Construction date, alterations, and date of a	,
	g permit to construct residence. Owner: Harry Thomas. A ration permit to enclose front porch to use as sun parlor.	rchitect: O.F. Scherer (draftsman). Builder: H.D.M. Cabe. Cost: \$2760
D7 M10	A No. C. You C. Hulmann. Buta	Outside and the continue
B7. Moved?	✓ No U Yes Unknown Date:	Original Location:
bo. Related Feat	tures.	
B9a. Architect:		B9b. Builder: H.D.M. Cabe
B10. Significanc	•	
	ignificance: 1878-1948 Property Type	• • • • • • • • • • • • • • • • • • • •
	ad and Horsecar Suburbs; Streetcar Suburbs	ed by theme, period, and geographic scope. Also address integrity.)
meme. Ramo	ad and Horsecar Suburbs, Streetcar Suburbs	
		tcar suburb. At the time of its subdivision in 1887, the tract was
		e city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three
		levard to the north, Western Avenue to the west and Jefferson
		rles Victor Hall Tract were improved with single-family
residences.		
The tract was i	laid out on a rectangular grid of streets running nor	th-south and east-west. The parcels within the tract are mostly
		ways. The residences are all set back from the street at roughly
		e residences are garages and ancillary buildings accessible from
		istent sidewalks and plantings. Large street trees are gs and multi-family apartment buildings were eventually
		lefferson later in the tract's history, mostly during the 1920s.
R11 Additional P	Resource Attributes: (List attributes and codes)	P 2. Single family property
B12. References		2. Single family property
LA City Permits, I	Los Angeles Times, Sanborn Maps	
		79.1
B13. Remarks:		
B14. Evaluator:	Laura Vanaskie reservation Ass	rociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluation		/5/2009
	(This space reserved for official comments.)	

## **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3011 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/5/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Victorian Vernacular Cottage, Hipped Roof: This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3012 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3012 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 30th Street and W. Jefferson Boulevard. Parcel No. 5053023003 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; gable-on-hip roof with exposed rafter tails and composite shingle cladding; front-gable porch roof; exterior faux masonry chimney, concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three tapered square columns supporting porch roof; wood entry door within porch; fixed wood windows; wood double hung sash windows; multi-light wood window with wood slat side vents on porch gable; wood lattice vent on gable-on-hip; cornice-line dentils; beaded wood trim on porch gable window; metal screens on some windows (alteration); brick and metal fence (alteration); two garage/guest house buildings along eastern perimeter of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: JOE,GLEN C AND JANET M TRS 16801 ASHWOOD LN HUNTINGTON BEACH CA, CA 9264 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/5/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ☐ Continuation Sheet □ NONE ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
Ü	Resource Name or # (Assigned by red	corder) 3012 LA SALLE AVE
B1. Historic Name: B2. Common Nam		
B3. Original Use:	Residential B4. Present Us	e: Residential
<b>B5. Architectural</b>	Style: Transitional Craftsman	
	History: (Construction date, alterations, and date of alter	rations) ner: Amelia Hildebrandt. Architect: Chas Liddell. Builder: H.G.
Hildebrandt. Cost:	: \$2,000.	
	ng permit for construction of residence on lot with existing re owner. Cost: \$1,900.	s. building at 3012 1/2 La Salle. Owner: Monroe Clayton. Architect:
B7. Moved? ✓ B8. Related Featu		riginal Location:
B9a. Architect: C	Chas Liddell B	9b. Builder: H.G. Hildebrandt
B10. Significance		
Period of Sig		- ·
	ad and Horsecar Suburbs; Streetcar Suburbs	by theme, period, and geographic scope. Also address integrity.)
surrounded by t area was prope streetcar lines r	farmland and considered a great distance from the ci elled by the advent of the horsecar, cable car, and lat	r suburb. At the time of its subdivision in 1887, the tract was ity center of Los Angeles. Residential development within the er the electric car, connecting it to downtown. By 1910, three ard to the north, Western Avenue to the west and Jefferson is Victor Hall Tract were improved with single-family
residential and of the same distar the adjoining all particularly evid	consist of rectangular lots separated by rear alleywance creating wide front yards. Behind many of the relleys. Street features within the tract include consisted along Hobart Boulevard. Commercial buildings	
B11. Additional Re B12. References:		2. Single family property
LA City Permits, Lo	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Association 1611 S. Pacific Coast Highway, Ste. 104	ates
	Redondo Beach, CA 90277	2000
Date of Evaluation		2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3012 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/5/2009

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Theme: Arts & Crafts Movement

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### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 3022 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3022 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Craftsman residential building; side gable roof with hipped roof rear addition (alteration), exposed rafter tails, knee braces and composite shingle cladding; front-gable dormer; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; four square columns supporting porch roof; wood entry door with two windows within porch; wood and metal screen on entry door; fixed wood windows with and without transoms; wood double-hung windows; wood slat vents with transoms on dormer; wood dentils along cornice line; metal screens on some windows (alteration); chain-link fence (alteration); garage building at southeast corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905, Los Angeles County Assessor P7. Owner Address: KUMAMOTO, KIYOSHI 16766 KNOLLWOOD DR GRANADA HILLS CA, CA 91344 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3	NRHP Status	Code: 5D3
rage 2 01 3	Resource Name or # (Assigned by recorder) 3022 LA SALLE AVE	
B1. Historic Name		
B2. Common Nam		
B3. Original Use:		
B5. Architectural		
	n History: (Construction date, alterations, and date of alterations)	
10/20/1905: Buildi	ding permit for residence. Architect and builder are same as owner: W.R. Ziegler. Cost \$1,80 ing permit for construction of garage.	00.
B7. Moved? ✓ B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: Original Location: utures:	
<b>D</b> O 4 12 1	W D 7' /	
B9a. Architect: V	· ·	
B10. Significance Period of Significance		Applicable Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined by theme, period, and geograph and and Horsecar Suburbs; Streetcar Suburbs	• •
surrounded by a area was prope streetcar lines r	Victor Hall Tract is a good example of an early streetcar suburb. At the time of its solver that and considered a great distance from the city center of Los Angeles. Repelled by the advent of the horsecar, cable car, and later the electric car, connecting ran along the perimeter of the tract on Adams Boulevard to the north, Western All the south. By 1912, most of the parcels in the Charles Victor Hall Tract were implied.	esidential development within the ng it to downtown. By 1910, three venue to the west and Jefferson
residential and the same distar the adjoining al particularly evic	laid out on a rectangular grid of streets running north-south and east-west. The period consist of rectangular lots separated by rear alleyways. The residences are all stance creating wide front yards. Behind many of the residences are garages and stalleys. Street features within the tract include consistent sidewalks and plantings. Street features within the tract include consistent sidewalks and plantings. Identify a partment along Hobart Boulevard. Commercial buildings and multi-family apartment along the perimeter streets of Western, Adams and Jefferson later in the tract's history.	set back from the street at roughly ancillary buildings accessible from . Large street trees are buildings were eventually
B11. Additional Re	Resource Attributes: (List attributes and codes) HP 2. Single family property s:	
LA City Permits, L	Los Angeles Times, Sanborn Maps	
B13. Remarks:	N	
B14. Evaluator:	Laura Vanaskie reservation Associates 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	
Date of Evaluatio	·	
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3022 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/6/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer **Date** Resource Name or #: (Assigned by recorder) 3026 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3026 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Transitional Craftsman residential building; hipped roof with front gable projection, exposed rafter tails and composite shingle cladding; hipped and shed roof addition on east elevation (alteration); interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; enclosed portion of porch may have originally been open (alteration); two round classical columns supporting porch roof; wood entry door within porch; secondary entries on west elevation of rear addition (alteration) and north elevation (alteration); fixed wood windows with transoms; double-hung wood sash windows; vinyl double-hung sash windows (alteration); aluminum sliding windows (alteration); wood lattice vent on front gable; wood dentils along cornice line; wood brackets supporting roof overhangs; beaded wood trim on the bargeboard; metal screens on some windows and entry door (alteration); security bars on some windows (alteration); metal and block masonry fence (alteration); garage building at southeast corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and south elevations, Lkg NE, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1910, Los Angeles County Assessor P7. Owner Address: ROSALES .JOSE 3026 S LA SALLE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ☐ Continuation Sheet □ NONE ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Dana 0 of 0		NRHP Status Code: 5D3
Page 2 of 3	Resource Name or # (Assigned by r	
DA I l'ataria Nama	, ,	ecolder) 5020 LA GALLE AVE
B1. Historic Name:		
B2. Common Name	e Residential B4. Present U	lse: Residential
B3. Original Use:		se. Residential
B5. Architectural S	<b>History:</b> (Construction date, alterations, and date of alt	erations)
	ng permit for residence. Architect and builder are same as	•
	construction dated 4/3/1911.	owner. W. t. Elegier. Goot \$1,000.
		Original Location:
B8. Related Featu	res:	
B9a. Architect: W	/ R. Ziegler	B9b. Builder: W.R. Ziegler
B10. Significance:	•	5
Period of Sig	·	Residential Applicable Criteria A, C
_		by theme, period, and geographic scope. Also address integrity.)
	d and Horsecar Suburbs; Streetcar Suburbs	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		ear suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		Ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson
		es Victor Hall Tract were improved with single-family
residences.	y could be seen and parcolo in the chair	or victor riam riade vicio improvou mar omigio iammy
		n-south and east-west. The parcels within the tract are mostly
		ays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are
		s and multi-family apartment buildings were eventually
		fferson later in the tract's history, mostly during the 1920s.
B11. Additional Res	source Attributes: (List attributes and codes)  HP	2. Single family property
	os Angeles Times, Sanborn Maps	
Litt Only 1 on miles, Le	20 7 migoros 7 milos, Gambori Mapo	
		Λ.
B13. Remarks:		
D13. Nemarks.		
B14. Evaluator:	Laura Vanaskie reservation Asso	ciates
	1611 S. Pacific Coast Highway, Ste. 104	
ı	Redondo Beach, CA 90277	
Date of Evaluation	n: 5/0	5/2009
	(This space reserved for official comments.)	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3026 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/6/2009

#### **B10 Significance (Continued)**

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Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer **Date** Resource Name or #: (Assigned by recorder) 3102 LA SALLE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3102 LA SALLE AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; square plan; Craftsman residential building; gable-on-hip roof exposed rafter tails and composite shingle cladding; front gable porch roof; brick interior chimney with stucco trim (alteration); concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three rectangular columns supporting porch roof; entry door (material unknown) within porch; large wood picture windows; double-hung wood sash windows; fixed wood window on porch gable; wood lattice vent on gable-on-hip; wood dentils along cornice line; beaded wood trim on bargeboard; false exposed truss on front gable; wood brackets supporting front gable; metal screens on some windows and entry door (alteration); security bars on some windows (alteration); chain-link fence (alteration); garage building at southeast corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site □ District □ Element of District □ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and north elevations, Lkg SE, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1906, Los Angeles County Assessor P7. Owner Address: MOTLEY, CHARLIE 3102 S LA SALLE AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
· ·	Resource Name or # (Assigned by	recorder) 3102 LA SALLE AVE
B1. Historic Name B2. Common Nam		
B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectural		(Long Const.)
	n History: (Construction date, alterations, and date of a ling permit for residence. Architect and builder are same a	•
0 1/02/ 1906. Bullal	ing permit for residence. Architect and builder are same a	as owner. W.R. Ziegier. Cost \$1,800.
B7. Moved?  B8. Related Feat	☐ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect:		B9b. Builder:
B10. Significance		
Period of Sig		Residential Applicable Criteria A, C and by theme, period, and geographic scope. Also address integrity.)
	ad and Horsecar Suburbs; Streetcar Suburbs	to by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i Boulevard to th	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and ran along the perimeter of the tract on Adams Bou	tcar suburb. At the time of its subdivision in 1887, the tract was exity center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three levard to the north, Western Avenue to the west and Jefferson reles Victor Hall Tract were improved with single-family
residences.		
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear alleyd nce creating wide front yards. Behind many of the lleys. Street features within the tract include cons dent along Hobart Boulevard. Commercial building	th-south and east-west. The parcels within the tract are mostly ways. The residences are all set back from the street at roughly e residences are garages and ancillary buildings accessible from istent sidewalks and plantings. Large street trees are gs and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	· · · · · · · · · · · · · · · · · · ·	P 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	1611 S. Pacific Coast Highway, Ste. 104	ociates
Date of Evaluation	Redondo Beach, CA 90277	/6/2009
Date of Evaluation	(This space reserved for official comments.)	0/2000
	(This space reserved for official confinents.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3102 LA SALLE AVE

Recorded by Laura Vanaskie Date 5/6/2009

#### **B10 Significance (Continued)**

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Primary # HRI # Trinomial

IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2700 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2700 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue at the intersection of La Salle Avenue and 27th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; rectangular plan; Transitional Craftsman residential building; cross gable roof with asymmetrical front gable, exposed rafter tails and composite shingle cladding; shed roof over porch; balcony under arched opening on north elevation; exterior chimney clad with faux stone (alteration); concrete foundation; wood clapboard and faux stone siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door with sidelights within porch; secondary door within balcony; double hung wood sash windows; fixed wood windows with transoms; oval filled-in window under roof gable; metal screens on some windows (alteration); some windows filled in; metal and faux stone fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property ☐ District ☐ Element of District P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1901, Los Angeles County Assessor P7. Owner Address: 2700 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
. ago 2 0. 0	Resource Name or # (Assigned b	y recorder) 2700 LA SALLE Avenue	
B1. Historic Name	:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Presen	t Use: Residential	
B5. Architectural			
B6. Construction		alterations)	
No original building 6/8/1936: Alteration	g permit. In permit to remove and replace termite damaged wood		
B7. Moved? ✓	☑ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Featu	ıres:		
B9a. Architect:		B9b. Builder:	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetca	ar Area	
Period of Sig	gnificance: 1878-1948 Property Type	Residential Applicabl	e Criteria A, C
(Discuss important	ce in terms of historical or architectural context as defir	ed by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	d and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vio	ctor Hall Tract is a good example of an early stree	etcar suburb. At the time of its subdivision	on in 1887, the tract was
	farmland and considered a great distance from th		
	elled by the advent of the horsecar, cable car, and		
	ran along the perimeter of the tract on Adams Boo e south. By 1912, most of the parcels in the Cha		
residences.	e south. By 1912, most of the parcers in the one	mes victor riair rract were improved wit	iri sirigic-rarriiry
<del>-</del> ,			
	aid out on a rectangular grid of streets running no consist of rectangular lots separated by rear alley		
	nce creating wide front yards. Behind many of th		
the adjoining all	leys. Street features within the tract include con-	sistent sidewalks and plantings. Large	street trees are
	lent along Hobart Boulevard. Commercial building the perimeter streets of Western, Adams and		
constructed alor	ng the perimeter streets of Western, Adams and	Jenerson later in the tract's history, mos	ary during the 1920s.
B11. Additional Re B12. References:	,	HP 2. Single family property	
	os Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:		N	
B14. Evaluator:	Laura Vanaskie reservation As	sociates	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluatio		/30/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2700 LA SALLE Avenue

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2703 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2703 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of S. La Salle Avenue at the intersection of S. La Salle Avenue and 27th Street. Parcel No. 5053018015 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-and-one-half stories; rectangular plan; Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; front gable dormer with balcony; shed roof over porch, interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch roof; wood entry door within porch; secondary wood door within balcony; double hung wood sash windows with diamond panes; other windows boarded over; wood slat vents under roof gables; wood brackets supporting roof; metal screens on some windows and doors (alteration); security bars on some windows (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1907, Los Angeles County Assessor P7. Owner Address: 2780 LAKE VISTA DR LEWISVILLE TX 75067 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

		NDUD Status Codes	5D3
Page 2 of 3		NRHP Status Code:	3D3
	Resource Name or # (Assigned by	recorder) 2703 LA SALLE Avenue	
B1. Historic Name			
B2. Common Nam			
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural	•	44:	
	n History: (Construction date, alterations, and date of all an appearant to construct residence. Owner: B.A. Carr. Archite	•	+: ¢1 700
3/10/1903. Bullalli	ig permit to construct residence. Owner, B.A. Carr. Archite	sc. W.D. Campbell. Bullder. B.A. Carr. Cost	. φ1,700.
	✓ No	Original Location:	
B8. Related Featu	ures:		
B9a. Architect: V	W.D. Campbell	B9b. Builder: B.A. Carr	
B10. Significance	•		
Period of Signature	gnificance: 1878-1948 Property Type	Residential Applicable	Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined	d by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
	ictor Hall Tract is a good example of an early street		
	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and l		
	ran along the perimeter of the tract on Adams Bould		
	ne south. By 1912, most of the parcels in the Char		
residences.			
The tract was Is	aid out on a rectangular grid of streets running nort	h-south and east-west. The narcels w	ithin the tract are mostly
	consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consi		
	dent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and Je		
constructed ato	ong the perimeter streets of Western, Adams and Je	merson later in the tract's history, most	ly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes) HF	2. Single family property	
B12. References:			
LA City Permits, L	Los Angeles Times, Sanborn Maps		
D40 D			
B13. Remarks:			
		1.9	
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluatio	on: 4/3	0/2009	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2703 LA SALLE Avenue

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

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Craftsman: The building at 2723 Harvard Avenue is a Craftsman style residence built in 1904. The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2706 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2706 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; L-shaped plan; Transitional Craftsman residential building; hipped roof with exposed rafter tails and composite shingle cladding; pedimented dormer over second story bay window; hipped roof over porch; interior brick chimney; concrete foundation; wood clapboard siding, wood shingle siding and stucco on exterior walls; concrete steps leading to partial-width entry porch; two square columns supporting porch roof; wood entry door within porch; double hung wood sash windows; fixed wood windows with transoms; wood window with filled-in diamond panes and side vents in dormer pediment; metal screens on some windows (alteration); metal porch rails (alteration); chain-link fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property ☐ District ☐ Element of District P4. Resources Present: ✓ Building Structure Object Site Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1906, Los Angeles County Assessor P7. Owner Address: 2706 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

_		NRHP Status Code:	5D3
Page 2 of 3			3D3
	Resource Name or # (Assigned by r	ecorder) 2706 LA SALLE Avenue	
B1. Historic Name	e:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural			
B6. Construction			
3/31/1920: Buildin	g permit to construct residence. Owner: C.A. Scovel. Archit ng permit to construct garage. ng permit to construct garage.	:ect and Bullder: same. Cost: \$3,000.	
B7. Moved? ✓ B8. Related Featu		Original Location:	
B9a. Architect: C	C.A. Scoval	B9b. Builder: C.A. Scovel	
B10. Significance			
Period of Significance			Criteria A, C
	nce in terms of historical or architectural context as defined	• • • • • • • • • • • • • • • • • • • •	•
	ad and Horsecar Suburbs; Streetcar Suburbs	, and goog apon output	
surrounded by area was prope streetcar lines in Boulevard to the residences.  The tract was laresidential and the same distarthe adjoining all particularly evice constructed aloues.  B11. Additional Residences:		city center of Los Angeles. Residential ater the electric car, connecting it to do evard to the north, Western Avenue to the Victor Hall Tract were improved with an armonian assuments. The parcels with a sys. The residences are all set back for the residences are and ancillary bettent sidewalks and plantings. Large signal and multi-family apartment buildings.	development within the wntown. By 1910, three the west and Jefferson a single-family within the tract are mostly from the street at roughly wildings accessible from the trees are were eventually
B13. Remarks:		N	
B14. Evaluator:	Laura Vanaskie reservation Asso 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ciates	
Date of Evaluatio		0/2009	
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Primary # HRI # Trinomial

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**NRHP Status Code** 5D3 Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2707 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2707 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; rectangular plan; Colonial Revival residential building with Craftsman features; hipped roof with exposed rafter tails and composite shingle cladding; bay dormer; hipped roof over porch; concrete foundation; wood clapboard siding and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two square classical columns supporting porch roof; wood entry door with sidelights within porch; double-hung wood windows with diamond panes; fixed wood windows with transoms; sliding wood window; decorative wood shutters on some windows; oval medallion under bay roof; metal screens on some windows (alteration); garage building at west-central portion of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1903, Los Angeles County Assessor P7. Owner Address: 0 PO BOX 527 BEVERLY HILLS CA 90213 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by	recorder) 2707 LA SALLE Avenue
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present	Use: Residential
B5. Architectural Style: Colonial Revival with Craftsman features	
B6. Construction History: (Construction date, alterations, and date of a	Iterations)
No original building permit.	
1948: Alteration permit to enlarge bath, remove door, install window, etc.	
10/21/1959: Building permit to construct garage.	
B7. Moved?	Original Location:
B8. Related Features:	Original Eccation.
Do. Notated Federales.	
B9a. Architect:	B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar	Area
Period of Significance: 1878-1948 Property Type	Residential Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as define	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vistor Hall Treet is a good eventual of an early street	took out the time of its out division in 1007, the treat was
The Charles Victor Hall Tract is a good example of an early street surrounded by farmland and considered a great distance from the	
area was propelled by the advent of the horsecar, cable car, and	
streetcar lines ran along the perimeter of the tract on Adams Boul	
Boulevard to the south. By 1912, most of the parcels in the Chair	
residences.	
The treet was laid out on a restangular arid of streets running nor	the south and aget west. The narrolls within the tract are mostly
The tract was laid out on a rectangular grid of streets running non residential and consist of rectangular lots separated by rear alleys	
the same distance creating wide front yards. Behind many of the	
the adjoining alleys. Street features within the tract include cons	
particularly evident along Hobart Boulevard. Commercial building	
constructed along the perimeter streets of Western, Adams and J	efferson later in the tract's history, mostly during the 1920s.
P11 Additional Passuras Attributes: (List attributes and addes)	D.2. Single family property
B11. Additional Resource Attributes: (List attributes and codes) H B12. References:	P 2. Single family property
LA City Permits, Los Angeles Times, Sanborn Maps	
	<b>A</b>
B13. Remarks:	
	N
B14. Evaluator: Laura Vanaskie reservation Ass	ociates
1611 S. Pacific Coast Highway, Ste. 104	
Redondo Beach, CA 90277	
Date of Evaluation: 4/3	30/2009
(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2707 LA SALLE Avenue

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.

### PRIMARY RECORD

Primary # HRI # Trinomial

RHP	Status	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2712 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2712 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; square plan; Queen Anne residential building; hipped roof with boxed eaves and composite shingle cladding; pedimented dormer; hipped roof over porch; partial-width balcony over porch; concrete foundation; wood clapboard siding and wood fish scale siding on exterior walls; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; wood entry door with sidelights within porch; secondary wood door within balcony; double-hung wood windows; fixed wood windows with transoms; casement wood windows; multi-light wood window on dormer pediment; decorative woodwork on dormer pediment; carved wood bracket supporting roof. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1903, Los Angeles County Assessor P7. Owner Address: 2712 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3	3
	Resource Name or # (Assigned by	recorder) 2712 LA SALLE Avenue	
B1. Historic Name:			
B2. Common Name			
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural S	Style: Queen Ann		
B6. Construction F	History: (Construction date, alterations, and date of al	terations)	
No original building 6/30/1928: Alteratio	permit. In permit to add 1 room on 2nd floor and 1 room on 1st	floor. Change from 1-family dwelling to 2-family.	
B7. Moved? ✓ B8. Related Featur	No Yes Unknown Date:	Original Location:	
DOs. Ausbits st.		DOL Duilden	
B9a. Architect:	The many Delivered and Henry con Cubunba, Churchen	B9b. Builder:	
B10. Significance: Period of Sigr			toria A C
(Discuss importance	nificance: 1878-1948 Property Type e in terms of historical or architectural context as define d and Horsecar Suburbs; Streetcar Suburbs	• •	•
surrounded by fa area was propell streetcar lines ra	tor Hall Tract is a good example of an early street armland and considered a great distance from the led by the advent of the horsecar, cable car, and l an along the perimeter of the tract on Adams Bould south. By 1912, most of the parcels in the Char	city center of Los Angeles. Residential dev later the electric car, connecting it to downto evard to the north, Western Avenue to the w	elopment within the own. By 1910, three vest and Jefferson
residential and co the same distance the adjoining alle particularly evide	d out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleyw ce creating wide front yards. Behind many of the eys. Street features within the tract include consi ent along Hobart Boulevard. Commercial building og the perimeter streets of Western, Adams and Je	vays. The residences are all set back from residences are garages and ancillary build stent sidewalks and plantings. Large stree gs and multi-family apartment buildings were	the street at roughly ings accessible from t trees are e eventually
B11. Additional Res B12. References:	source Attributes: (List attributes and codes) Hi	P 2. Single family property	
LA City Permits, Los	s Angeles Times, Sanborn Maps		
B13. Remarks:		N	
	aura Vanaskie reservation Asso 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates	
Date of Evaluation	4/3	30/2009	
(*	This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2712 LA SALLE Avenue

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

### PRIMARY RECORD

Primary # HRI # Trinomial

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рцр	Status	Codo	50

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2713 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2713 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Colonial Revival cottage residential building; hipped roof with front and side gable projections, eyebrow vent, boxed eaves and composite shingle cladding; front gable roof over porch; interior brick chimney; concrete foundation; wood siding and wood shingles on exterior walls; concrete steps leading to partial-width entry porch; four round classical columns supporting porch roof; wood entry door with sidelights within porch; multi-light window on porch's north wall; double hung wood sash windows; fixed wood windows with transoms; casement wood windows; wood slat vents under roof gables; metal screens on windows and entry door (alteration); garage building at northwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site □ District □ Element of District □ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1903, Los Angeles County Assessor P7. Owner Address: 0 PO BOX 527 BEVERLY HILLS CA 90213 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

		NIDUD Office On the CD2
Page 2 of 3		NRHP Status Code: 5D3
	Resource Name or # (Assigned	by recorder) 2713 LA SALLE Avenue
B1. Historic Name	):	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Prese	nt Use: Residential
B5. Architectural		
B6. Construction		f alterations)
	ng permit.  In permit to construct garage.  In permit to construct garage.	
B7. Moved? B8. Related Featu	No ☐ Yes ✔ Unknown Date: ures:	Original Location:
DOs Anshits st		DOL Duilder
B9a. Architect:	Thomas Dailyand and Hayanan Cubuwha Chant	B9b. Builder:
B10. Significance Period of Significance	·	
(Discuss importan	-	ined by theme, period, and geographic scope. Also address integrity.)
surrounded by a area was prope streetcar lines r	farmland and considered a great distance from a elled by the advent of the horsecar, cable car, ar ran along the perimeter of the tract on Adams Bo	petcar suburb. At the time of its subdivision in 1887, the tract was the city center of Los Angeles. Residential development within the ad later the electric car, connecting it to downtown. By 1910, three coulevard to the north, Western Avenue to the west and Jefferson harles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evic	consist of rectangular lots separated by rear allence creating wide front yards. Behind many of alleys. Street features within the tract include condent along Hobart Boulevard. Commercial build	orth-south and east-west. The parcels within the tract are mostly eyways. The residences are all set back from the street at roughly the residences are garages and ancillary buildings accessible from insistent sidewalks and plantings. Large street trees are lings and multi-family apartment buildings were eventually a Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)	HP 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation A 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ssociates
Date of Evaluatio	,	4/30/2009
	(This space reserved for official comments.)	
	(This space reserved for official confinients.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2713 LA SALLE Avenue

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

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Colonial Revival: This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.

# **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NNHF Statu	is code 3D3	
	Review Code	Reviewer	Dat	e
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publicand (P3b and P3c or P3d Attack)		a. County	2716 LA SALLE Avenue Los Angeles	
and (P2b and P2c or P2d. Attac b. USGS 7.5' Quad c. Address: 2716	Date T	; R ; 1/4	4 of 1/4 of Sec	; B.M.
d. UTM: (Give more than one fo e. Other Locational Data (e.g. Pa Oriented with primary (west) elev-	r large and/or linear resources) rcel #, directions to resource, elev	Zone ; vation, etc., as appropriate)	mE/	Zip mN and 29th Street.
P3 Description: (Describe resource Two stories; nearly rectangular peaves and composite shingle cla concrete steps leading to partial- within porch; double hung wood on windows (alteration); garage	dding; hipped porch roof; con width entry porch; eight recta sash windows; fixed wood wir	rle residential building worete foundation; alumingular columns supportingular with transoms; fix	ith Prairie influences; hip num siding on exterior wa ing porch roof; wood ent	boundaries) oped roof with open alls (alteration); ry door with sidelights
P3b. Resource Attributes: (List attributes:   P4. Resources Present:   ✓ Build		Single family property ☐ Site ☐ District ☐ E	lement of District $\qed$ Oth	er (Isolates, etc.)
			P5b Description of (View, date, access West elevation, Lk	sion #) g E, 3/3/09 cted/Age and Sources:
			☐ Prehistoric 1902, Los Angeles	✓ Historic Both  County Assessor
			P7. Owner Addres	ss:
			4720 4TH AVE LOS ANGELES CA	A <i>9004</i> 3
			P8. Recorded by: (Name, affiliation, a Laura Vanaskie Galvin Preservation 1611 S. Pacific Co Redondo Beach, C	n Associates ast Highway, Ste.
			P9. Date Recorde P10. Survey Type Intensive Level Su	: (Describe)
P11. Report Citation: (Cite survey	report and other sources, or ente	er "none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	<ul><li>☐ Continuation Sheet</li><li>☐ Building, Structure, and Ob</li><li>☐ Archaeological Record</li></ul>	_	Feature Record Artifa	k Art Record act Record tograph Record

Page 2 of 3				NRHP Status Code:	5D3
	Resource Name or	# (Assigned by	recorder) 27	16 LA SALLE Avenue	
B1. Historic Name	:				
B2. Common Nam	ne				
B3. Original Use:	Residential	B4. Present l	Jse: Residei	ntial	
<b>B5. Architectural</b>	Style: America 4-Square				
<b>B6. Construction</b>	• '	ns, and date of al	terations)		
9/22/1917: Buildin 5/2/1928: Building	g permit. ntion permit to built addition on house wi g permit for garage construction. permit to construct 1-story residence, 2 n permit for garage addition.		n 1st story, sle	eping porch on 2nd story.	
B7. Moved?  B8. Related Featu	No ☐ Yes ✓ Unknown Date: ures:		Original Loca	tion:	
DO- Architect			DOI: Della		
B9a. Architect:	Thomas Poilroad and Haragaar St	burba: Etraataar	B9b. Builder:		
B10. Significance Period of Sig		Property Type		Annlical	ble Criteria A, C
(Discuss importan	ce in terms of historical or architectural or and Horsecar Suburbs; Streetcar	context as define		• • • • • • • • • • • • • • • • • • • •	
surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.  The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually					
B11. Additional Re B12. References:	esource Attributes: (List attributes and of some source Attributes) (List attributes and of some source Attributes) (List attributes and of some source) (List attributes) (Li		P 2. Single fami	·	istiy duning the 1920s.
B13. Remarks:			4	N	
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coast Highway, Ste. 10 Redondo Beach, CA 90277	reservation Asso 4	ociates		
Date of Evaluatio	n:	5/	1/2009		
	(This space reserved for official comme	nts.)			

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2716 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

### **B10 Significance (Continued)**

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### PRIMARY RECORD

Primary # HRI # Trinomial

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DUD Status	Codo	50

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2717 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2717 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; nearly rectangular plan; Transitional Craftsman residential building; cross-gable roof with exposed beams and rafter tails and composite shingle cladding; front-gable dormer; shed porch roof; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; six rectangular columns supporting porch roof; wood entry door with sidelights and transom within porch; double-hung wood windows; fixed wood windows with transoms; casement wood windows; double hung aluminum sash windows (alteration); wood vents under roof gables; metal screens on windows (alteration); chain-link fence (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1910, Los Angeles County Assessor P7. Owner Address: 2717 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/1/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

B2. Common Name	
B1. Historic Name: B2. Common Name B3. Original Use: Residential B4. Present Use: Residential	
B5. Architectural Style: Transitional Craftsman	
B6. Construction History: (Construction date, alterations, and date of alterations)	
6/7/1909: Building permit to construct residence. Owner: Miss Frances L. Proctor. Architect: Lester S. Moore. Contractor: A.R. Henry. Cost: \$3,0	)00.
B7. Moved? ✓ No ☐ Yes ☐ Unknown Date: Original Location: B8. Related Features:	
B9a. Architect: Lester S. Moore B9b. Builder: A.R. Henry	
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area	
Period of Significance: 1878-1948 Property Type Residential Applicable Criteria A, C	
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract we surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, this streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.	ne ree
The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are most residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at rough the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.	hly
B11. Additional Resource Attributes: (List attributes and codes)  HP 2. Single family property  B12. References:	
LA City Permits, Los Angeles Times, Sanborn Maps	
B13. Remarks:	
B14. Evaluator: Laura Vanaskie reservation Associates 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	
Date of Evaluation: 5/1/2009	
(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2717 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2723 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2723 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; irregular plan; Queen Anne residential building; hipped roof with lower cross gables, boxed eaves and composite shingle cladding; front gable dormer; flat porch roof; concrete foundation; wood clapboard siding and wood fish scale shingles on exterior walls; wood steps leading to partial-width entry porch; four round classical columns supporting porch roof; wood entry door with glazed panel and transom within porch; double hung wood sash windows; fixed wood windows with transoms; full-height angled bay with cutaways; wood corbels supporting roof overhangs; metal screens on windows (alteration); brick and concrete block fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: 

✓ Building 

Structure 

Object 

Site 

District 

Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1894, Los Angeles County Assessor P7. Owner Address: 2723 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 5/1/2009 P9. Date Recorded: P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by	recorder) 2723 LA SALLE Avenue
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present	Use: Residential
B5. Architectural Style: Queen Ann	
B6. Construction History: (Construction date, alterations, and date of a	alterations)
No original building permit. 10/4/1909: Alteration permit to install new floor, china closet, front door, pt cooler.	ıt in window, close door, rail on front porch, close back porch, install
B7. Moved? ☐ No ☐ Yes ✔ Unknown Date: B8. Related Features:	Original Location:
B9a. Architect:	B9b. Builder:
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetca	
Period of Significance: 1878-1948 Property Type	
(Discuss importance in terms of historical or architectural context as define Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	••
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The tract was laid out on a rectangular grid of streets running nor residential and consist of rectangular lots separated by rear alley the same distance creating wide front yards. Behind many of the the adjoining alleys. Street features within the tract include consparticularly evident along Hobart Boulevard. Commercial building constructed along the perimeter streets of Western, Adams and Constructed along the perimeter streets.	ways. The residences are all set back from the street at roughly e residences are garages and ancillary buildings accessible from sistent sidewalks and plantings. Large street trees are gs and multi-family apartment buildings were eventually
B11. Additional Resource Attributes: (List attributes and codes)  B12. References:	IP 2. Single family property
LA City Permits, Los Angeles Times, Sanborn Maps	
B13. Remarks:	N
B14. Evaluator: Laura Vanaskie reservation Ass 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	rociates
Date of Evaluation:	5/1/2009
(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2723 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

#### **B10 Significance (Continued)**

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Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

# **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer	Date	e
Page 1 of 3	Resource Name or #: (Assign	ned by recorder)	2726 LA SALLE Avenue	
P1. Other Identifier: P2. Location: Not for Publicat	tion V Unrestricted	a. County	Los Angeles	
and (P2b and P2c or P2d. Attach a		•	2007 ii.igo.00	
b. USGS 7.5' Quad	Date T	; R ; 1/4	of 1/4 of Sec	; B.M.
c. Address: 2726		E Avenue City LO	S ANGELES	Zip
d. UTM: (Give more than one for la	= :	Zone ;	mE/	mN
e. Other Locational Data (e.g. Parcel Oriented with primary (west) elevation			ie hetween 27th Street and	d 20th Stroot
Otteriled with primary (west) elevation	in racing west. Located on the e	ast side of La Salle Avert	ie between 27th Street and	1 29ti 1 Sti 66t.
			Parcel No.	5053021006
·	and its major elements. Includ	•		,
Two stories; irregular plan; Transitic rafter tails, and composite shingle c partial-width entry porch; two squar gable roof; wood entry within porch, with transoms; arched vent under fr screens on windows (alteration); wo	ladding; concrete foundatior e columns supporting porch ; secondary wood door withi ont gable; angled bay on so	n; wood clapboard sidin balcony over porch; tw n balcony; double hung uth elevation; wood bra	ng on exterior walls; cond o square columns suppo g wood sash windows; fii	crete steps leading to orting porch front xed wood windows
P3b. Resource Attributes: (List attributes P4. Resources Present: ✓ Building		Single family property Site □ District □ EI	P5b Description of (View, date, access	
		Alex .		eted/Age and Sources:
the same of the sa			Prehistoric	✓ Historic Both
			1906, Los Angeles	County Assessor
			P7. Owner Addres	ss:
			2776 S LA SALLE A LOS ANGELES CA	
			P8. Recorded by:	1 900 10
		XIXIX	(Name, affiliation, a	and address)
			Laura Vanaskie	,
The second secon			Galvin Preservation	
	eranden hatimin		1611 S. Pacific Coa	
			Redondo Beach, C.	
			P9. Date Recorded P10. Survey Type: Intensive Level Sur	(Describe)
P11. Report Citation: (Cite survey rep	port and other sources, or opter	"none ")		
i i i neport Chanon. (One survey lep	on and other sources, or effect	none. <i>j</i>		
Attachments: NONE	Continuation Sheet	✓ District I	Record Rock	Art Record
Location Map	Building, Structure, and Obj	ect Record Linear F	eature Record Artifa	act Record
Sketch Map	Archaeological Record	☐ Milling S	Station Record Photo	ograph Record

		NRHP Status Code: 5D3
Page 2 of 3	- · · · · · · · · · · · · · · · · · · ·	
	Resource Name or # (Assigned by r	recorder) 2726 LA SALLE Avenue
B1. Historic Name		
B2. Common Nam		
B3. Original Use:	Residential B4. Present U	Use: Residential
B5. Architectural		taustinus)
<b>B6. Construction</b> <i>No original building</i>	• •	terations)
No original bulluli	g permit.	
B7. Moved?	□ No □ Yes 🗸 Unknown Date:	Original Location:
B8. Related Featu	ures:	
B9a. Architect:		B9b. Builder:
B10. Significance	e: Theme: Railroad and Horsecar Suburbs: Streetcar	
Period of Sig		Residential Applicable Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined	d by theme, period, and geographic scope. Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs	
		car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson
		les Victor Hall Tract were improved with single-family
residences.		
The tract was la	aid out on a rectangular grid of streets running north	h-south and east-west. The parcels within the tract are mostly
		vays. The residences are all set back from the street at roughly
the same distar	nce creating wide front yards. Behind many of the	residences are garages and ancillary buildings accessible from
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constructed are	rig the perimeter directe of Western, Adding and Ge	mercon later in the tracter metery, mostly during the 10200.
		P 2. Single family property
B12. References:		
LA City Permits, L	os Angeles Times, Sanborn Maps	
		Λ.
B13. Remarks:		
Dio. Romano.		INI
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	on: 5/	(1/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2726 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

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Theme: Arts & Crafts Movement

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The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The building at 2806 La Salle Avenue is an example of the Transitional Craftsman style popular from 1895-1915. The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

RHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2727 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2727 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; rectangular plan; Craftsman residential building; hipped roof with lower front gable, flared eaves, exposed rafter tails, and composite roll cladding (alteration); interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; two round columns supporting porch roof; multi-light wood entry door with sidelight within porch; double hung wood sash windows; fixed aluminum windows; aluminum sliding windows (alteration); metal vent under front gable (alteration); wood brackets supporting roof overhangs; cornice-line dentils; beaded trim; metal screens on windows (alteration); chain-link fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1908, Los Angeles County Assessor P7. Owner Address: 2727 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/1/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Dogo 2 of 2		NRHP Status Code:	5D3
Page 2 of 3	Resource Name or # (Assigned by		
B1. Historic Name		coolder, 2727 EX OXECE / Wester	
B2. Common Nam			
B3. Original Use:		Jse: Residential	
B5. Architectural		730. Residential	
B6. Construction		terations)	
	rmit for residence. Owner: Pool & Jones. Architect: Mathis	•	
	ing permit for garage construction.	, ,	
B7. Moved?	✓ No  Yes  Unknown Date:	Original Location:	
B8. Related Feat		Original Eccation.	
B9a. Architect: 1	Mathis	B9b. Builder: A.J. Carlson	
B10. Significance	·		
Period of Signature	. , , ,	• •	e Criteria A, C
•	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early streeto	car suburb. At the time of its subdivisio	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and l		
	ran along the perimeter of the tract on Adams Boule		
residences.	ne south. By 1912, most of the parcels in the Char	es victor Haii Tract were improved with	i singie-tamily
residerices.			
	aid out on a rectangular grid of streets running norti		
	consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the lleys. Street features within the tract include consi		
	dent along Hobart Boulevard. Commercial building		
	ong the perimeter streets of Western, Adams and Je		
D44 A 1 122 1 1 D	A	20.01.1.1	
B11. Additional Re B12. References:		2. Single family property	
	os Angeles Times, Sanborn Maps		
•	,		
		<b>A</b>	
B13. Remarks:		TAIL O	
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		to the state of th	
B14. Evaluator:		ociates	
	1611 S. Pacific Coast Highway, Ste. 104		
Date of Evaluation	Redondo Beach, CA 90277	1/2009	
Date of Evaluation		772009	
	(This space reserved for official comments.)		
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2727 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

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рцр	Status	Codo	50

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2801 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2801 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; L-shaped plan; Queen Anne residential building; hipped roof with lower cross gables, boxed eaves and composite shingle cladding; hipped porch roof; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to wraparound entry porch; five round classical columns supporting porch roof; two wood entry doors within porch (alteration); fixed wood windows; aluminum sliding windows (alteration); filled-in diamond pane windows under roof gables; metal screens on some windows (alteration); wood picket fence (alteration); garage building at south-central portion of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905, Los Angeles County Assessor P7. Owner Address: 2801 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/1/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

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Page 2 of 3						NRHP Statu	ıs Code:	5D3		
		Resource Nam	e or # (Assig	ned by record	er) 2	2801 LA SALLE Ave	enue			
B1. Historic Name	<b>e</b> :									
B2. Common Nam	ne									
B3. Original Use:	Residential		B4. F	Present Use:	Resid	dential				
B5. Architectural		een Ann								
B6. Construction	-	nstruction date, alte	erations, and da	ate of alteration	ns)					
No original buildin 9/17/1906: Alterat 7/22/1920: Buildin	tion permit to do	alterations and add struct garage.	ditions to 2nd s	story.						
B7. Moved?	□ No □ Yes	✓ Unknown D	Date:	Origin	nal Lo	cation:				
B8. Related Feat	ures:									
B9a. Architect:				R9h F	Builder	r.				
B10. Significance	e: Theme: /	Railroad and Horsec	ar Suburbs: Si		Danaci					
Period of Signature		1878-1948	•	y <b>Type</b> Resid	dential	I	Applicable	Criteria	4, <i>C</i>	
		istorical or architect ar Suburbs; Stree	tural context as	s defined by th					•	
area was prope streetcar lines i Boulevard to the residences.  The tract was laresidential and the same distant the adjoining all particularly evices.	elled by the action along the se south. By aid out on a reconsist of reconce creating valleys. Street dent along Ho	considered a greatly ent of the horse of the transport of the transport of the ectangular grid of transport o	car, cable ca ract on Adam parcels in th streets runni arated by rea Behind many e tract include Commercial I	r, and later the second of the control of the control of the control of the control of the consistent of the consistent of the consistent of the consistent of the control of the consistent of the control of the contr	he ele to the ctor H th and The ences sidew I multi on late	ctric car, connected north, Western of all Tract were implied east-west. The residences are all alks and planting in the tract's his	ting it to do Avenue to a proved with a parcels w Il set back a ancillary b s. Large s t buildings	wntown. E the west and in single-fami ithin the trace from the stro- ouildings acceptreet trees were event	By 1910, three of Jefferson willy ct are mostly eet at roughly cessible from are ually	
B11. Additional Re B12. References:		es: (List attributes	and codes)	HP 2. Sir	ngle fa	mily property				
LA City Permits, L	os Angeles Tin	nes, Sanborn Maps								
B13. Remarks:					1	N				
B14. Evaluator:		c Coast Highway, St		ion Associates	3					
Date of Evaluatio	on:			5/1/2009	9					
	(This space re	served for official co	mments.)							

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2801 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

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

# **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NKHP 5	tatus Code 5D3	
	Review Code	Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	ed by recorder)	2802 LA SALLE Aven	ue
P2. Location:		a. Cour	nty Los Angeles	
and (P2b and P2c or P2d. Attach a		_		
b. USGS 7.5' Quad	Date T S LA SALL	; R ;	1/4 of 1/4 of Sec	,
<ul><li>c. Address: 2802</li><li>d. UTM: (Give more than one for la</li></ul>		<i>E Avenue</i> City Zone	LOS ANGELES : mE/	Zip mN
e. Other Locational Data (e.g. Parce	•		,	11114
Oriented with primary (west) elevation			•	t and 29th Street.
, , ,	· ·			
			Parcel	No. 5053021007
P3 Description: (Describe resources	and its major elements. Include	e design, materials, c	ondition, alterations, size, a	and boundaries)
Two stories; square plan; Queen Al cladding; interior and exterior brick concrete steps leading to partial-widiagonal balusters on balcony; woo with transoms; wood brackets supp	chimneys; concrete foundation of the entry porch; balcony over the deatry door with sidelights v	on; wood clapboard porch; two rectang vithin porch; double	d, fish scale wood shingl gular columns supporting e hung wood sash windo	le siding on exterior walls; g balcony; vertical and ows; fixed wood windows
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family property Site □ District □	Element of District  P5b Description	
de.			(View, date, ac	,
				h elevations, Lkg NE, 3/3/09 tructed/Age and Sources:
Marie Lander	and the same		☐ Prehisto 1903, Los Ange	ric ☑ Historic ☐ Both eles County Assessor
			P7. Owner Add	-
			2802 S LA SAL	I F AVF
			LOS ANGELES	
			P8. Recorded	
				on, and address)
			Laura Vanaskie	
			Galvin Preserv	ation Associates
			1611 S. Pacific	Coast Highway, Ste.
ALL A COMPANY OF THE PARTY OF T			Redondo Beac	h, CA 90277
			P9. Date Reco P10. Survey Ty Intensive Level	ype: (Describe)
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
•				
Attachments: NONE	Continuation Sheet	<b>✓</b> Dis	trict Record	Rock Art Record
Location Map	Building, Structure, and Obje			Artifact Record
Sketch Map Other: (List)	Archaeological Record	∐ Mill	ing Station Record	Photograph Record

Page 2 of 3		NRHP Status Code: 5D3		
	Resource Name or # (Assigned b	y recorder) 2802 LA SALLE Avenue		
B1. Historic Name B2. Common Nam				
B3. Original Use:	Residential B4. Preser	t Use: Residential		
B5. Architectural	•			
<b>B6. Construction</b> No original building	•	alterations)		
No original bullding	g permit			
B7. Moved?  B8. Related Featu	No ☐ Yes ✓ Unknown Date: ures:	Original Location:		
B9a. Architect:		B9b. Builder:		
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streets			
Period of Sig	gnificance: 1878-1948 Property Type	e Residential Applicable Criteria A, C		
	nce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	ed by theme, period, and geographic scope. Also address integrity.)		
The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.				
residential and the same distar the adjoining all particularly evid	consist of rectangular lots separated by rear alle nce creating wide front yards. Behind many of the lleys. Street features within the tract include con dent along Hobart Boulevard. Commercial buildi	orth-south and east-west. The parcels within the tract are mostly arrays. The residences are all set back from the street at roughly be residences are garages and ancillary buildings accessible from sistent sidewalks and plantings. Large street trees are not multi-family apartment buildings were eventually Jefferson later in the tract's history, mostly during the 1920s.		
B11. Additional Re B12. References:		HP 2. Single family property		
LA City Permits, L	os Angeles Times, Sanborn Maps			
B13. Remarks:		N		
B14. Evaluator:	Laura Vanaskie reservation As 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	sociates		
Date of Evaluatio	·	5/1/2009		
	(This space reserved for official comments.)			
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2802 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

#### **B10 Significance (Continued)**

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Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working-and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2806 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2806 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; rectangular plan; Transitional Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; front gable dormer; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two rectangular brick columns supporting porch roof; wood entry door with sidelights within porch; fixed wood windows, one with diamond paned transom; double hung wood sash windows; wood brackets supporting roof overhangs; arched vent under front gable; metal fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1907, Los Angeles County Assessor P7. Owner Address: 2806 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/1/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP	Status Code:	5D3	
rage 2 01 3	Resource Name or #	(Assigned by r	ecorder)	2806 LA SALI	E Avenue		
B1. Historic Name		(, toolgiled by i	0001401)	2000 271 07122			
B2. Common Nan	ne						
B3. Original Use:	Residential	B4. Present U	Jse: Res	idential			
<b>B5. Architectural</b>	Style: Transitional Craftsman						
<b>B6. Construction</b>	History: (Construction date, alterations	s, and date of alt	erations)				
	ing permit to construct residence. Owner:	Tilman F. Whort	ton. Archite	ct: Miss Rosa	E. Lee. Builder:	Tilman F. Whorton. Cost:	
\$2,000.							
B7. Moved? v	☑ No ☐ Yes ☐ Unknown Date: ures:		Original L	ocation:			
B9a. Architect: /	Miss Rosa E. Lee		B9b. Builde	er: <i>Tilman F.</i> \	Nhorton		
B10. Significance							
Period of Si		Property Type		a/	Applicab	ole Criteria A, C	
	ice in terms of historical or architectural co				• • •	·	
	ad and Horsecar Suburbs; Streetcar S		•			<b>3</b> 7 7	
The Charles Vi	otor Hall Tract is a good example of	an oarly stroots	oor cuburb	At the time	of its subdivis	vion in 1997 the tract we	20
surrounded by area was prope streetcar lines	ctor Hall Tract is a good example of a farmland and considered a great distabled by the advent of the horsecar, car along the perimeter of the tract or se south. By 1912, most of the parce	ance from the able car, and la n Adams Boule	city cente ater the ele evard to th	r of Los Ange ectric car, co e north, Wes	eles. Residentia nnecting it to a tern Avenue to	al development within the downtown. By 1910, the pothe west and Jefferson	he ree
residential and the same distanthe adjoining an particularly evid	aid out on a rectangular grid of street. consist of rectangular lots separated nce creating wide front yards. Behin lleys. Street features within the tract dent along Hobart Boulevard. Commong the perimeter streets of Western,	by rear alleyw d many of the include consis ercial building	ays. The residence stent sidev s and mul	residences a s are garage valks and pla ti-family apar	are all set back s and ancillary Intings. Large tment building	k from the street at roug v buildings accessible fro e street trees are is were eventually	hly
B11. Additional Re B12. References:	esource Attributes: (List attributes and co	odes) HP	2. Single f	amily property			
LA City Permits, L	os Angeles Times, Sanborn Maps						
B13. Remarks:			Z	N			
B14. Evaluator:	Laura Vanaskie 1611 S. Pacific Coast Highway, Ste. 104	eservation Asso	ociates				
	Redondo Beach, CA 90277						
Date of Evaluation	n:	5/1	1/2009				
	(This space reserved for official commen	ts.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2806 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

# **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		aius Coue 3D3	
	Review Code	Reviewer	Dat	e
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication and (P2b and P2c or P2d. Attach a		ned by recorder)  a. Count	2807 LA SALLE Avenue  Los Angeles	
b. USGS 7.5' Quad c. Address: 2807	Date T	; R ; E Avenue City	1/4 of Sec LOS ANGELES	; B.M. Zip
d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (east) elevation	#, directions to resource, eleva	, , , , , ,	,	mN and 29th Street.
P3 Description: (Describe resources	and its major elements. Include	n danian matariala an	Parcel No.	
One and one-half stories; rectangui and composite shingle cladding; tw clapboard and wood shingle siding supporting porch roof; wood entry owindows; casement wood windows fence (alteration); garage building in	lar plan; Craftsman residention of front gable dormers; front of on exterior walls; wood step door with sidelights within poor; wood brackets supporting r	al building; asymme gable porch roof; ex: s leading to partial-v rch; fixed wood wind oof overhangs; expe	trical side gable roof with e terior brick chimney; concr vidth entry porch; eight rou dows with transoms; double	exposed rafter tails ete foundation; wood nd columns e hung wood sash
P3b. Resource Attributes: (List attribu	ites and codes) HP 2. S	Single family property		
P4. Resources Present:  Building		Site District	Element of District Oth	er (Isolates, etc.)
			P5b Description of (View, date, access East elevation, Lkg P6. Date Construct Prehistoric 1908, Los Angeles P7. Owner Address P7. Owner Address P8. Recorded by: (Name, affiliation, a Laura Vanaskie Galvin Preservation 1611 S. Pacific Con Redondo Beach, C P9. Date Recorded P10. Survey Types Intensive Level Sur	sion #)  If W, 3/3/09  Ited/Age and Sources:  If Historic Both  County Assessor  Ites:  AVE  A 90018  In Associates  In Associ
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record Line	ar Feature Record Artifa	c Art Record act Record ograph Record

Page 2 of 3			NRHP	Status Code: 5D3	
	Resource Name or # (Assign	ned by r	ecorder) 2807 LA SAL	LE Avenue	
B1. Historic Name	::				
B2. Common Nam	ne				
B3. Original Use:	Residential B4. Pr	resent L	Jse: Residential		
B5. Architectural	Style: Craftsman				
B6. Construction		te of alt	erations)		
No original buildin 12/23/1909: Altera	g permit. ation permit for shed. Owner: Mrs. Mary Sturdy. Bu	ıilder: no	one.		
B7. Moved? B8. Related Featu	No ☐ Yes ✔ Unknown Date:		Original Location:		
B9a. Architect:			B9b. Builder:		
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Str				
Period of Sig			Residential	Applicable Criteria	A, C
	ice in terms of historical or architectural context as and and Horsecar Suburbs; Streetcar Suburbs		l by theme, period, and g	eographic scope. Also addre	ess integrity.)
surrounded by a area was prope streetcar lines r	ctor Hall Tract is a good example of an early farmland and considered a great distance fro elled by the advent of the horsecar, cable car, ran along the perimeter of the tract on Adams e south. By 1912, most of the parcels in the	om the r, and la s Boule	city center of Los Ange ater the electric car, co evard to the north, Wes	eles. Residential developn onnecting it to downtown. stern Avenue to the west a	nent within the By 1910, three and Jefferson
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of streets runnin consist of rectangular lots separated by rear nce creating wide front yards. Behind many lleys. Street features within the tract include dent along Hobart Boulevard. Commercial by the perimeter streets of Western, Adams	alleyward of the consistent of the consistency of the consistenc	ays. The residences residences are garage stent sidewalks and pla s and multi-family apa	are all set back from the ses and ancillary buildings a antings. Large street tree rtment buildings were evel	street at roughly accessible from s are ntually
B11. Additional Re	esource Attributes: (List attributes and codes)	HF	2. Single family property	,	
LA City Permits, L	os Angeles Times, Sanborn Maps				
B13. Remarks:			N		
B14. Evaluator:	Laura Vanaskie reservation 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	on Asso	ciates		
Date of Evaluatio	n:	5/	1/2009		
	(This space reserved for official comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2807 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/1/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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### PRIMARY RECORD

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JRHP 9	Statue	Code	5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2812 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2812 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman residential building; side-gable roof with exposed rafter tails and composite shingle cladding; front-gable dormer; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; two pairs of wood columns atop stone masonry bases and two rectangular wood columns supporting porch roof; wood entry door with metal details; fixed wood windows; double hung wood sash windows; casement wood windows; metal fence (alteration); Note - due to heavy foliage, much of this property is not visible from the street. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property ☐ District ☐ Element of District P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West elevation, Lkg E, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1900, Los Angeles County Assessor P7. Owner Address: 2812 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/4/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3
Resource Name or # (Assigned by	recorder) 2812 LA SALLE Avenue
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential B4. Present U	Jse: Residential
B5. Architectural Style: Craftsman	
B6. Construction History: (Construction date, alterations, and date of all	rerations)
1905: Building permit to construct residence. Owner: W.S. Fitts and W.M. F 11/13/1906: Building permit to construct auto building.	etitfils Architect: none. Builder: E.S. Williamson & Co. Cost: \$2,430.
B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: B8. Related Features:	Original Location:
B9a. Architect:	B9b. Builder: E.S. Williamson & Co.
B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar	
Period of Significance: 1878-1948 Property Type	
(Discuss importance in terms of historical or architectural context as defined Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs	• •
The Charles Victor Hall Tract is a good example of an early streets surrounded by farmland and considered a great distance from the area was propelled by the advent of the horsecar, cable car, and is streetcar lines ran along the perimeter of the tract on Adams Boule Boulevard to the south. By 1912, most of the parcels in the Charlesidences.	city center of Los Angeles. Residential development within the ater the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson
The tract was laid out on a rectangular grid of streets running north residential and consist of rectangular lots separated by rear alleywe the same distance creating wide front yards. Behind many of the the adjoining alleys. Street features within the tract include consist particularly evident along Hobart Boulevard. Commercial building constructed along the perimeter streets of Western, Adams and Jensey 1981.	rays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are and multi-family apartment buildings were eventually
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LA City Permits, Los Angeles Times, Sanborn Maps	
B13. Remarks:	N
B14. Evaluator: Laura Vanaskie reservation Asso 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ociates
Date of Evaluation: 5/	4/2009
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Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2813 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2813 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of S. La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Transitional Craftsman residential building; side gable roof with exposed rafter tails and composite shingle cladding; front gable dormer; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; ten rectangular columns supporting porch roof; wood entry door with multi-light sidelights; fixed wood windows; double hung wood sash windows; wood slat vents under roof gables; decorative wood brackets supporting roof; security bars on some windows. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: 1906, Los Angeles County Assessor P7. Owner Address: 0 2817 S LA SALLE AVE LOS ANGELES CALIF 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/4/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
. ago <u> </u>	Resource Name or # (Assigned	by recorder) 2813 LA SALLE Avenue
B1. Historic Name	::	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Prese	nt Use: Residential
B5. Architectural	•	
B6. Construction	• • •	,
	ig permit to construct residence. Owner: Ida B. I nomp ig permit for garage construction.	son. Architect: none. Builder: E.S. Williamson. Cost: \$1825.
	37.	
B7. Moved? ✓	☑ No ☐ Yes ☐ Unknown Date:	Original Location:
B8. Related Feat		Original Eccation.
DOG Architect		DOb Duildon F. S. Williamson
B9a. Architect: B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streeto	B9b. Builder: E.S. Williamson
Period of Significance		ne Residential Applicable Criteria A, C
`	. , , , ,	ned by theme, period, and geographic scope. Also address integrity.)
	ad and Horsecar Suburbs; Streetcar Suburbs	33.4
The Observer W	intervals.	at an archively. At the time of its subdivision in 4007, the treatment
		etcar suburb. At the time of its subdivision in 1887, the tract was he city center of Los Angeles. Residential development within the
		d later the electric car, connecting it to downtown. By 1910, three
streetcar lines i	ran along the perimeter of the tract on Adams Bo	oulevard to the north, Western Avenue to the west and Jefferson
	e south. By 1912, most of the parcels in the Ch	arles Victor Hall Tract were improved with single-family
residences.		
The tract was la	aid out on a rectangular grid of streets running n	orth-south and east-west. The parcels within the tract are mostly
		yways. The residences are all set back from the street at roughly
		he residences are garages and ancillary buildings accessible from nsistent sidewalks and plantings. Large street trees are
		ings and multi-family apartment buildings were eventually
		Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)	HP 2. Single family property
B12. References:	·	
LA City Permits, L	os Angeles Times, Sanborn Maps	
		A .
B13. Remarks:		
2.0		N N
B14. Evaluator:		ssociates
	1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	
Date of Evaluatio	·	5/4/2009
	(This space reserved for official comments.)	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2813 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/4/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

# **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings Review Code	Reviewer		Da	te	
Page 1 of 3  P1. Other Identifier:  P2. Location:  Not for Publication	Resource Name or #: (Assignation			LA SALLE Avenue		
		a. Co	bunty Los	s Arigeles		
and (P2b and P2c or P2d. Attach a		-	4/4 - 6	414 - 60		
b. USGS 7.5' Quad	Date T	; R	; 1/4 of	1/4 of Sec		.М.
c. Address: 2816			City LOS ANG		Zip	
d. UTM: (Give more than one for la		Zone	;	mE/	mN	
e. Other Locational Data (e.g. Parce			. ,	- (		
Oriented with primary (west) elevation	on facing west. Located on the e	ast side of S. La S	salle Avenue b	etween 27th Street	and 29th Street.	
				Daniel Na	5050004040	
P3 Description (Describe recourses	and its major elements. Include	ماممنعم مصمدمات	a condition of	Parcel No		
	and its major elements. Includ	=				
Two stories; square plan; American Foursquare residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped dormer; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; wood steps leading to partial-width entry porch; one rectangular column supporting porch roof; multi-light wood entry door with multi-light sidelights; fixed wood windows with and without transoms; double hung wood sash windows; wood picket fence (alteration); Note – much of this property is not visible due to heavy foliage.						
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Single family prope Site District	_	P5b Description of (View, date, access West elevation, Liv	ssion #) kg E, 3/3/09	
				Prehistoric		
	A Company of the Laboratory of			1908, Los Angeles	s County Assessor	
				P7. Owner Addre	ss:	
		T. March		2816 S LA SALLE LOS ANGELES C		
			3.0			
				P8. Recorded by:		
				(Name, affiliation, Laura Vanaskie	and address)	
		<b>日本上共和</b>			n Associatos	
		Î Î		Galvin Preservatio		
				1611 S. Pacific Co	• •	
				Redondo Beach, (	SA 90277	
	The Part of the			P9. Date Recorde		9
50ATRI	<b>***</b>			P10. Survey Type	: (Describe)	
The state of the s				Intensive Level Su	ırvey	
	THE PARTY OF THE P	Marin Marinto Marinto	11			
P11. Report Citation: (Cite survey report and other sources, or enter "none.")						
Attachments: NONE	Continuation Sheet	<b>✓</b> [	District Record	d Roo	k Art Record	
☐ Location Map	Building, Structure, and Obj	ect Record	Linear Feature	Record Artif	fact Record	
Sketch Map Other: (List)	Archaeological Record		Milling Station		otograph Record	

		NRHP Status Code: 5D3
Page 2 of 3		
	Resource Name or # (Assigned by r	recorder) 2816 LA SALLE Avenue
B1. Historic Name	):	
B2. Common Nam		
B3. Original Use:	Residential B4. Present U	Jse: Residential
B5. Architectural		
B6. Construction	• ,	erations)
No original building	g permit.	
B7. Moved?	No ☐ Yes ✔ Unknown Date:	Original Location:
B8. Related Featu	ures:	
DOs Arabitast		DOL Duilden
B9a. Architect:	Themes Delivered and Haranese Suburba Streeters	B9b. Builder:
B10. Significance		
Period of Sig		Applicable Criteria A, C d by theme, period, and geographic scope. Also address integrity.)
	ad and Horsecar Suburbs; Streetcar Suburbs	T by theme, period, and geographic scope. Also address integrity.)
meme. Namoa	d and Horsecal Suburbs, Streetcal Suburbs	
The Charles Vid	ctor Hall Tract is a good example of an early streeto	car suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson les Victor Hall Tract were improved with single-family
residences.	e south. By 1912, most of the parcels in the origin	es victor trail tract were improved with single-lamily
		h-south and east-west. The parcels within the tract are mostly
		rays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are
		s and multi-family apartment buildings were eventually
		efferson later in the tract's history, mostly during the 1920s.
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B11. Additional Re B12. References:		2 2. Single family property
	os Angeles Times, Sanborn Maps	
. ,	<b>3</b>	
		<b>A</b>
B13. Remarks:		
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		to the
B14. Evaluator:	Laura Vanaskie reservation Asso	ociates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	
Date of Evaluatio	n: 5/-	4/2009
	(This space reserved for official comments.)	

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Page 3 of 3 Resource Name or # (Assigned by recorder) 2816 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/4/2009

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American Foursquare: This style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

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

### PRIMARY RECORD

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NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2817 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2817 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; square plan; Transitional Craftsman residential building; hipped roof with lower front gable, exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; aluminum siding on exterior walls; concrete steps leading to full-width entry porch; six rectangular columns supporting porch roof; wood entry door; fixed wood windows with and without transoms; double hung wood sash windows; double hung wood sash window with diamond panes under front gable; decorative wood brackets supporting roof; metal screens on some windows (alteration); garage building located at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1908, Los Angeles County Assessor P7. Owner Address: 2807 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 5/1/2009 P9. Date Recorded: P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3				NRHP Statu	us Code: 5	D3
	Resource Name or # (	Assigned by re	ecorder)	2817 LA SALLE AV	enue	
B1. Historic Name	<b>∋</b> :					
B2. Common Nan	ne					
B3. Original Use:		B4. Present U	se: Res	sidential		
B5. Architectural	•					
	h History: (Construction date, alterations, a		,			4
	ng permit to construct residence. Owner: M.J ling permit to construct garage.	I. Spillane. Arc	hitect: Moi	ris Co. Builder: Don	E. Lytle Cost:	\$2,000.
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D7 Mayad2	✓ No. □ Voc.□ Unknown Deter	,	Original I	a a a tiam .		
B7. Moved? S8. Related Feat	✓ No Yes Unknown Date:	•	Original L	ocation:		
Do. Related Feat	uros.					
B9a. Architect: /				er: Don E. Lytle		
B10. Significance		•		,		
Period of Si	•	operty Type			Applicable C	
	nce in terms of historical or architectural cont ad and Horsecar Suburbs; Streetcar Sul		by theme,	period, and geogra	pnic scope. Als	so address integrity.)
meme. Ramoa	au anu noisecai Subuibs, Siieelcai Sui	burbs				
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	farmland and considered a great distant					
	elled by the advent of the horsecar, cab ran along the perimeter of the tract on A					
	ne south. By 1912, most of the parcels					
residences.					proton min o	g.c,
<b>.</b>						
	laid out on a rectangular grid of streets r I consist of rectangular lots separated by					
	nce creating wide front yards. Behind i					
	lleys. Street features within the tract in					
	dent along Hobart Boulevard. Commer					
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	esource Attributes: (List attributes and code	es) HP	2. Single t	family property		
B12. References						
LA City Permits, L	Los Angeles Times, Sanborn Maps					
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B13. Remarks:			2	1		
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B14. Evaluator:	Laura Vanaskie res	ervation Assoc	ciates			
	1611 S. Pacific Coast Highway, Ste. 104					
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Date of Evaluation	<u> </u>		/2009			
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	Other Listings Review Code	Reviewer	Dat	re	
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publica	Resource Name or #: (Assignation   Unrestricted	ned by recorder)  a. Coun	2922 LA SALLE Avenue  ty Los Angeles		
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad c. Address: 2922 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with primary (west) elevation	Date T S LA SALL rge and/or linear resources) I #, directions to resource, eleva	; R ; LE Avenue City Zone Ition, etc., as appropria		; B.M. Zip mN and 30th Street.	
Parcel No. 5053022005  P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)  One-story; rectangular plan; Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; exterior block masonry chimney; concrete foundation; wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; four pairs of rectangular columns supporting porch roof; wood entry door with three lights within porch; fixed wood windows with diamond pane transoms; double hung wood sash windows; wood slat vents under roof gables; chain-link fence (alteration); garage building located along eastern perimeter of property; Note – much of the property is not visible due to heavy foliage.					
P3b. Resource Attributes: (List attributes: P4. Resources Present: Building		Single family property Site District	P5b Description of (View, date, access West and north elected P6. Date Construction 1908, Los Angeles P7. Owner Address 2922 S LA SALLE LOS ANGELES CA P8. Recorded by: (Name, affiliation, a Laura Vanaskie Galvin Preservation 1611 S. Pacific Co Redondo Beach, C P9. Date Recorded	sion #) evations, Lkg SE, 3/3/09 cted/Age and Sources:  Historic Both County Assessor ss:  AVE A 90018 and address) an Associates ast Highway, Ste. CA 90277 d: 5/4/2009	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")	P10. Survey Type Intensive Level Su		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obj Archaeological Record	ect Record Line	ear Feature Record Artif	k Art Record act Record tograph Record	

Dana 0 of 0		NRHP Status Code:	5D3
Page 2 of 3	Resource Name or # (Assigned by		050
5	, ,	ecorder) 2922 LA SALLE AVERIGE	
B1. Historic Name			
B2. Common Nan		Inc. Paridoutial	
B3. Original Use:	Residential B4. Present U I Style: Craftsman	Jse: Residential	
B5. Architectural		torations)	
B6. Construction	permit to construct residence. Owner: John W. MacMille.	•	len Cost: \$2 800
	g permit to construct residence. Owner, comm w. macrimical grange construction.	1. Architect. Hone. Builder. John W. Maciviiii	cπ. σοσι. φ2,σοσ.
_	✓ No	Original Location:	
B8. Related Feat	ures:		
B9a. Architect:		B9b. Builder: John W. MacMillen.	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area	
Period of Si	gnificance: 1878-1948 Property Type	Residential Applicable	e Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined	by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	inter I lell Treat is a good example of an early atreat	oar auburb. At the time of its aubdivisis	on in 1007 the treet was
	ictor Hall Tract is a good example of an early streeto farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and la		
	ran along the perimeter of the tract on Adams Boule		
	ne south. By 1912, most of the parcels in the Charl		
residences.	•	·	
The treat was l	laid out an a reatengular arid of atracts running nort	b south and sout west. The named w	ithin the treet are mostly
	aid out on a rectangular grid of streets running nortl consist of rectangular lots separated by rear alleyw		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consis		
particularly evid	dent along Hobart Boulevard. Commercial building	is and multi-family apartment buildings	were eventually
constructed ald	ong the perimeter streets of Western, Adams and Je	efferson later in the tract's history, most	ly during the 1920s.
B11 Additional R	esource Attributes: (List attributes and codes) HF	P 2. Single family property	
B12. References:		2. Single failing property	
LA City Permits, L	Los Angeles Times, Sanborn Maps		
B13. Remarks:		TAIL .	
		IN	
		The state of the s	
B14. Evaluator:		ociates	
	1611 S. Pacific Coast Highway, Ste. 104		
Data of Fredricks	Redondo Beach, CA 90277	4/0000	
Date of Evaluation		4/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2922 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/4/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2931 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2931 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; rectangular plan; Transitional Craftsman residential building; cross-gable steeply-pitched roof with exposed rafter tails and composite shingle cladding; balcony with plain balusters over porch; exterior brick chimney; concrete foundation; aluminum siding on exterior walls; concrete steps leading to partial-width entry porch; two rectangular columns supporting balcony; wood entry door with four lights and sidelights within porch; secondary wood entry door with glazed panel and sidelights within balcony; fixed wood windows with transoms; double hung wood sash windows; decorative wood brackets supporting roof; arched wood trim on front gable; garage building located at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1905, Los Angeles County Assessor P7. Owner Address: 2931 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/4/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
rage 2 01 3	Resource Name or # (Assigned by	recorder) 2931 LA SALLE Avenue	
B1. Historic Name		, , , , , , , , , , , , , , , , , , , ,	
B2. Common Nam			
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	Style: Transitional Craftsman		
<b>B6. Construction</b>	History: (Construction date, alterations, and date of a	terations)	
4/12/1905: Buildir	ng permit to construct residence. Owner: J.H. Hillsell . Arc	hitect: none. Builder: J.H. Hillsell Cost: \$1,5	500.
_	✓ No 🗌 Yes 🗌 Unknown 💮 Date:	Original Location:	
B8. Related Feat	ures:		
B9a. Architect:		B9b. Builder: J.H. Hillsell	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area	
Period of Si	gnificance: 1878-1948 Property Type	Residential Applicable	e Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as define	d by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	ictor Hall Tract is a good example of an early street	car suburb. At the time of its subdivision	on in 1887 the tract was
	farmland and considered a great distance from the		
area was prope	elled by the advent of the horsecar, cable car, and I	ater the electric car, connecting it to do	wntown. By 1910, three
	ran along the perimeter of the tract on Adams Boul		
residences.	ne south. By 1912, most of the parcels in the Char	les victor Haii Tract were improved with	1 single-ramily
	aid out on a rectangular grid of streets running nort		
	consist of rectangular lots separated by rear alleyv nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consi		
particularly evid	dent along Hobart Boulevard. Commercial building	gs and multi-family apartment buildings	were eventually
constructed ald	ong the perimeter streets of Western, Adams and J	efferson later in the tract's history, most	ly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes) Hi	P 2. Single family property	
B12. References		<b>3 3.1 . .</b>	
LA City Permits, L	os Angeles Times, Sanborn Maps		
		T747I	
5.5 5			
B13. Remarks:		N	
B14. Evaluator:	Laura Vanaskie reservation Asse	ociates	
	1611 S. Pacific Coast Highway, Ste. 104		
	Redondo Beach, CA 90277		
Date of Evaluation	on: 5/	/4/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2931 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/4/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2936 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2936 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; rectangular plan; Craftsman multiple family residential building; low pitched hipped roof with exposed rafter tails and composite shingle cladding; shed roof dormer; hipped roof over balcony; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; four rectangular columns supporting balcony; two tripled, two paired and one singular rectangular column supporting balcony roof; four entry doors (material unknown) within porch; two multi-light wood secondary doors within balcony; double hung wood sashwindows; wood slat vents under dormer; beaded wood trim along cornice; metal screens on some windows and doors (alteration). P3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and south elevations, Lkg NE, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1922, Los Angeles County Assessor P7. Owner Address: 2936 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/5/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D3
g	Resource Name or # (Assigned by r	recorder) 2936 LA SALLE Avenue
B1. Historic Name:	:	
B2. Common Nam	ne	
B3. Original Use:	Residential B4. Present L	Jse: Residential
B5. Architectural		
	History: (Construction date, alterations, and date of alt	,
11/17/1921: Buildii Cost: \$12,000.	ing permits for construction of 4 flats, garage. Owner: Mr.	and Mrs. G.W. Laws Architect: none. Contractor: Charles H. Hoyt.
	permit for construction of garage.	
P7 Mayad2	d No . Yes . Unknown . Date:	Original Location.
B7. Moved? ✓ B8. Related Featu	-	Original Location:
201110141041041		
DO- Analitant		DOL D. There. Observe II Have
B9a. Architect: B10. Significance		B9b. Builder: Charles H. Hoyt
Period of Sig		
_	. , , , ,	by theme, period, and geographic scope. Also address integrity.)
•	nd and Horsecar Suburbs; Streetcar Suburbs	
The Charles Vid	ctor Hall Tract is a good example of an early streets	ear suburb. At the time of its subdivision in 1887, the tract was
		city center of Los Angeles. Residential development within the
		ater the electric car, connecting it to downtown. By 1910, three
		evard to the north, Western Avenue to the west and Jefferson es Victor Hall Tract were improved with single-family
residences.	e south. By 1912, most of the parcers in the Chair	es victor Hall Tract were improved with single-family
The tract was la	aid out on a rectangular grid of streets running north	n-south and east-west. The parcels within the tract are mostly
		ays. The residences are all set back from the street at roughly
		residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are
		s and multi-family apartment buildings were eventually
constructed alo	ng the perimeter streets of Western, Adams and Je	efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	,	3. Multiple family property
	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation Asso	ciates
	1611 S. Pacific Coast Highway, Ste. 104	
	Redondo Beach, CA 90277	- mana
Date of Evaluation		5/2009
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Page 3 of 3 Resource Name or # (Assigned by recorder) 2936 LA SALLE Avenue

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

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP St	atus Code 5D3	
	Review Code	Reviewer		Date
Page 1 of 3	Resource Name or #: (Assign	ned by recorder)	2937 LA SALLE Ave	nnuo.
P1. Other Identifier:	Resource Name of #. (Assign	led by recorder)	2937 LA SALLE AVE	ande
<b>P2. Location:</b> Not for Publica	ution  Unrestricted	a. Count	y Los Angeles	
and (P2b and P2c or P2d. Attach			. <b>y</b> ====================================	
b. USGS 7.5' Quad	Date T		1/4 of 1/4 of S	ec : B.M.
c. Address: 2937		,	LOS ANGELES	Zip
d. UTM: (Give more than one for la	arge and/or linear resources)	Zone	; mE/	mN
e. Other Locational Data (e.g. Parce	•		ite)	
Oriented with primary (east) elevation	on facing east. Located on the we	est side of S. La Salle	Avenue between 29th S	treet and 30th Street.
				el No. 5053017021
• `	s and its major elements. Include	•		•
One story; rectangular plan; Transi composite shingle cladding; front of				
diagonal siding on exterior walls; c				
with brackets supporting porch roo				
wood windows with and without tra				
vent under porch gables; wood bra	ckets supporting porch roof a	and dormer roof; me	tal screens on some v	vindows and entry door
(alteration); brick and metal fence (	(alteration); garage building a	t northwest corner o	of property.	
P3b. Resource Attributes: (List attributes)	utes and codes) HP 2 9	Single family property		
<u>`</u>			7 <b></b>	7eu - 4 - 1 - 1 - 1
P4. Resources Present: ✓ Building	J	Site District	☐Element of District ☐	Other (Isolates, etc.)
			DEh Dagarinti	on of Dhoto.
			P5b Descripti	
			(View, date, a	•
		0.00		n, Lkg W, 3/3/09 structed/Age and Sources:
			☐ Prehis	
	<u></u>		1905, Los An	geles County Assessor
			P7. Owner A	ddress:
No.			\	
			5527 VILLA	-
			LOS ANGELI	ES CA 90016
			P8. Recorde	•
11111111111111111111111111111111111111		THE PROPERTY OF THE PROPERTY O		tion, and address)
The state of the s	MILE		Laura Vanasi	
				rvation Associates
				fic Coast Highway, Ste.
	3	3877	Redondo Bea	ach, CA 90277
			P9. Date Red	
		STATE OF THE PARTY	P10. Survey	• •
The second secon			Intensive Lev	el Survey
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments: NONE	☐ Continuation Sheet	✓ Distr	rict Record	Rock Art Record
☐ Location Map	☐ Building, Structure, and Obje	ect Record	ar Feature Record	Artifact Record
☐ Sketch Map	☐ Archaeological Record	☐ Millir	ng Station Record $\Box$	Photograph Record
Othor: (List)				

Page 2 of 3		NRHP Status Code: 5D3
· ·	Resource Name or # (Assign	ed by recorder) 2937 LA SALLE Avenue
B1. Historic Name B2. Common Nam		
B3. Original Use: B5. Architectural		esent Use: Residential
<b>B6. Construction</b> 12/16/1905: Buildi		e of alterations) F. Sloan and E.L. Petitfils Architect: illegible. Builder: illegible. Cost: \$2,000.
B7. Moved? v B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect: il	3	B9b. Builder: illegible
Period of Signature (Discuss important	gnificance: 1878-1948 Property	<b>Type</b> Residential <b>Applicable Criteria</b> A, C defined by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from Alled by the advent of the horsecar, cable car, I ran along the perimeter of the tract on Adams	streetcar suburb. At the time of its subdivision in 1887, the tract was m the city center of Los Angeles. Residential development within the and later the electric car, connecting it to downtown. By 1910, three Boulevard to the north, Western Avenue to the west and Jefferson Charles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear and consist of rectangular lots separated by rear and consistency within the tract include of the consistency of the co	g north-south and east-west. The parcels within the tract are mostly alleyways. The residences are all set back from the street at roughly of the residences are garages and ancillary buildings accessible from consistent sidewalks and plantings. Large street trees are uildings and multi-family apartment buildings were eventually and Jefferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)	HP 2. Single family property
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Laura Vanaskie reservation 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	n Associates
Date of Evaluatio		5/5/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2937 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/5/2009

#### **B10 Significance (Continued)**

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The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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

#### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2942 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2942 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; rectangular plan; Transitional Craftsman residential building; hipped roof with lower front gable, exposed rafter tails and composite shingle cladding; eyebrow dormer; hipped porch roof; interior brick chimney; concrete foundation; synthetic siding on exterior walls (alteration); concrete steps leading to partial-width entry porch; one square column supporting porch roof; glazed wood entry door with multi-light sidelights within porch; fixed wood windows with and without transoms; double hung wood sash windows; wood slat vent under eyebrow dormer; wood slat vent under front gable; angled bay on south elevation; wood brackets supporting front gable; wood corbels under some second story windows; metal screens on some windows (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West and south elevations, Lkg NE, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1903, Los Angeles County Assessor P7. Owner Address: 2942 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/5/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by r	ecorder) 2942 LA SALLE Avenue	
B1. Historic Name	e:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present L	Jse: Residential	
B5. Architectural	Style: Transitional Craftsman		
B6. Construction	History: (Construction date, alterations, and date of alt	rerations)	
No original buildin 2/2/2007: Building	ng permit. I permit to add den and bathroom to existing 2-story SFR,	with wood siding to match; new 2-car carpor	t.
B7. Moved? B8. Related Featu	<del> </del>	Original Location:	
DOs. Ausbits st.		DOL Duilden	
B9a. Architect: <b>B10. Significance</b>		B9b. Builder:	
Period of Sig	•		Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs		
surrounded by the area was proper streetcar lines r	ictor Hall Tract is a good example of an early streetor farmland and considered a great distance from the celled by the advent of the horsecar, cable car, and large an along the perimeter of the tract on Adams Boule be south. By 1912, most of the parcels in the Charles	city center of Los Angeles. Residential of ater the electric car, connecting it to down evard to the north, Western Avenue to the	development within the vntown. By 1910, three ne west and Jefferson
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consistent along Hobart Boulevard. Commercial buildinging the perimeter streets of Western, Adams and Jeng the	ays. The residences are all set back fr residences are garages and ancillary bu stent sidewalks and plantings. Large st s and multi-family apartment buildings v	om the street at roughly uildings accessible from treet trees are vere eventually
B11. Additional Re B12. References:		2. Single family property	
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Laura Vanaskie reservation Asso 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	ciates	
Date of Evaluatio	on: 5/5	5/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2942 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/5/2009

#### **B10 Significance (Continued)**

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

#### PRIMARY RECORD

Primary # HRI # Trinomial

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UD 04-4	0-1-	

**NRHP Status Code** 5D3 **Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 3015 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3015 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 30th Street and W. Jefferson Boulevard. Parcel No. 5053016020 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One and one-half stories; square plan; Transitional Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; hipped porch roof wraps around exterior; hipped roof overhang on front gable, exterior painted brick chimney sealed at roof line (alteration); interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; three round classical columns supporting porch roof; wood entry door with diamond pane sidelights within porch; fixed wood windows with and without transoms; double hung wood sash windows; aluminum sliding windows; wood slat vent under front gable; wood corbels under hipped roof overhang; metal screens on some windows (alteration); chain-link fence (alteration); garage building at southwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East elevation, Lkg W, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1905, Los Angeles County Assessor P7. Owner Address: 3015 LA SALLE AVE LOS ALTOS CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/5/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") ■ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

	•				
Page 2 of 3				NRHP Status Code:	5D3
D4 Historia Name		lame or # (Assigned b	y recorder)	3015 LA SALLE Avenue	
B1. Historic Name: B2. Common Name					
B3. Original Use:	Residential	B4. Preser	nt Use: Res	sidential	
B5. Architectural	•		-ltt'\		
	<b>History:</b> (Construction date, permit to construct residence.			e. Builder: G.E. Kimble. Cost:	\$2,000.
	'				, ,
B7. Moved? ✓ B8. Related Featu	No ☐ Yes ✓ Unknown	Date:	Original L	ocation:	
Bo. Nelaleu Fealu	165.				
B9a. Architect:			BOb Build	er: <i>G.E. Kimble</i>	
B10. Significance	: <b>Theme</b> : Railroad and Hor	rsecar Suburbs; Streetca		er. G.L. Nillible	
Period of Sig		Property Type			ble Criteria A, C
	ce in terms of historical or archi		ned by theme,	period, and geographic scope	Also address integrity.)
	d and Horsecar Suburbs; St				
	etor Hall Tract is a good exa Farmland and considered a g				
area was prope	lled by the advent of the hol	rsecar, cable car, and	d later the el	ectric car, connecting it to o	downtown. By 1910, three
	an along the perimeter of the south. By 1912, most of t				
residences.	roodan. By 1012, moot or t	are pareers in the en	arroo violor i	rian Tradi Word Improved W	Tar onigio ranniy
The tract was la	id out on a rectangular grid	of streets running no	orth-south an	nd east-west. The parcels	within the tract are mostly
	consist of rectangular lots se ace creating wide front yards				
	eys. Street features within				
	ent along Hobart Boulevard ng the perimeter streets of V				
constructed alor	ig the perimeter streets of V	vestern, Adams and	ocherson la	ter in the tract's history, the	suy during the 1920s.
R11 Additional Re	source Attributes: (List attribu	tes and codes)	HP 2 Sinale i	family property	
B12. References:	,	,	in 2. Onigio i	army property	
LA City Permits, Lo	os Angeles Times, Sanborn Ma	aps			
				<b>A</b>	
B13. Remarks:			-	N N	
				22	
B14. Evaluator:		reservation As	ssociates		
	1611 S. Pacific Coast Highway Redondo Beach, CA 90277	7, Ste. 104			
Date of Evaluation	1:		5/5/2009		
	(This space reserved for officia	al comments.)			

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3015 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/5/2009

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#### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 3027 LA SALLE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 3027 LA SALLE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 30th Street and W. Jefferson Boulevard. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; rectangular plan; Transitional Craftsman residential building; cross gable roof with dominant front gable, boxed eaves and composite shingle cladding; returned eaves on side gables; balcony within hipped porch roof; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; original porch was full-width (alteration); two round classical columns supporting porch roof; entry door (material unknown) within porch; two secondary multilight wood doors within balcony; double hung wood sash windows; metal sliding windows on porch enclosure (alteration); wood slat vents on side gables; pointed arch under front gable; pointed arch porch vents; metal screens on some windows and entry door (alteration); garage buildings at north- and southwest corners of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1906, Los Angeles County Assessor P7. Owner Address: 3107 BRIGHTON AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3			NF	RHP Status Code:	5D3
	Resource Name or # (Assigned	by recorder	) 3027 LA S	SALLE Avenue	
B1. Historic Name	s:				
B2. Common Nam	ne				
B3. Original Use:	Residential B4. Prese	ent Use: F	Residential		
B5. Architectural	•				
B6. Construction					
4/17/1923: Buildin	ng permit to construct residence. Owner: W.H. Gilbert. Ing permit to construct garage. Ing permit to construct garage.	Architect: n	one. Builder: (	J. Burris Mitchel & Co.	Cost: \$2,500.
B7. Moved? <u>▼</u> B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Origina	I Location:		
B9a. Architect:		B9b. Bu	ilder: <i>J. Burr</i>	ris Mitchel & Co.	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Street		aor. <i>0. Darr</i>	io initorior a co.	
Period of Sig			ential	Applicable	Criteria A, C
	ice in terms of historical or architectural context as defead and Horsecar Suburbs; Streetcar Suburbs	fined by ther	ne, period, ar	nd geographic scope.	Also address integrity.)
surrounded by a area was prope streetcar lines r	ctor Hall Tract is a good example of an early str farmland and considered a great distance from elled by the advent of the horsecar, cable car, ar ran along the perimeter of the tract on Adams B e south. By 1912, most of the parcels in the Ci	the city cer nd later the oulevard to	nter of Los A electric car, o the north, V	Angeles. Residential , connecting it to do Western Avenue to t	development within the wntown. By 1910, three he west and Jefferson
residential and the same distar the adjoining al particularly evic	aid out on a rectangular grid of streets running reconsist of rectangular lots separated by rear allowing creating wide front yards. Behind many of leys. Street features within the tract include codent along Hobart Boulevard. Commercial building the perimeter streets of Western, Adams and	eyways. T the resider onsistent sid dings and r	The residend nces are gand dewalks and nulti-family a	ces are all set back f ages and ancillary b I plantings. Large s apartment buildings	rom the street at roughly uildings accessible from treet trees are were eventually
B11. Additional Re	esource Attributes: (List attributes and codes)	HP 2. Sing	le family prop	perty	
LA City Permits, L	os Angeles Times, Sanborn Maps				
B13. Remarks:			N		
B14. Evaluator:	Laura Vanaskie reservation A 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	Associates			
Date of Evaluatio	·	5/6/2009			
	(This space reserved for official comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 3027 LA SALLE Avenue

Recorded by Laura Vanaskie Date 5/6/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

#### PRIMARY RECORD

Primary # HRI # Trinomial

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NRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2610 LA SALLE Boulevard Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2610 LA SALLE Boulevard City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of La Salle Boulevard between W. 27th Street and W. Adams Boulevard. Parcel No. 5053020034 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; cross plan; Romanesque Revival religious building; side gable roof, two front gable extensions, asphalt shingle (alteration), large square corner tower, decorative brickwork; concrete foundation; brick and stucco siding on exterior walls; concrete walkway and steps leading to three arched entryways in a partial-width recessed porch; large arched stained glass window on north elevation, primarily arched windows on tower, double hung wood sash windows and casements; metal security bars over most of the ground floor windows (alteration). P3b. Resource Attributes: (List attributes and codes) HP16. Religious building P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site Other (Isolates, etc.) ☐ District ☐ Element of District P5b Description of Photo: (View, date, accession #) West and north elevations, Lkg SE, 3/16/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1914, Los Angeles County Assessor P7. Owner Address: 2610 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Jennifer Krintz Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/8/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3				NRHP Sta	atus Code: 5	5D3	
	Resource Nar	me or # (Assigned b	oy recorder)	2610 LA SALLE E	3oulevard		
B1. Historic Name	<b>)</b> :						
B2. Common Nar	ne						
B3. Original Use:	Commercial	B4. Presei	nt Use: Co	ommercial			
B5. Architectura	Style: Romanesque Revival						
B6. Construction	History: (Construction date, alt	erations, and date of	alterations)				
	ng permit to construct 1-story Sund		2610 La Sall	e at rear of lot. Own	er: West Adams	M.E. Church. Archited	ct:
	Builder: E.E. Harriman. Cost: \$15,0 ng permit to construct a 1-story chu		Adams St	at front of lot. Owne	er: West Adams N	Nethodist Enisconal	
	: John C. Austin and W.C. Permill					noti lodiot Epiocopai	
B7. Moved?	No	Date:	Original	Location:			
B8. Related Feat							
	Austin & Brown; John C. Austin &			der: <i>E.E. Harriman</i>	; Richards-Neust	tadt Cons. Co.	
B10. Significanc		car Suburbs; Streeto					
Period of Si	=	Property Typ	•		• • •	Criteria A, C	
	nce in terms of historical or architec		nea by tnem	e, period, and geog	rapnic scope. Al	so address integrity.)	
rneme: Raiiroa	ad and Horsecar Suburbs; Stre	etcar Suburbs					
The Charles V	ictor Hall Tract is a good exam	ple of an early stre	etcar subu	rb. At the time of	its subdivision	in 1887, the tract w	as as
	farmland and considered a gre						
	elled by the advent of the horse						
	ran along the perimeter of the						n
residences.	ne south. By 1912, most of the	e parceis in the Ch	aries victor	nali Traci were i	rriprovea with s	single-lamily	
roordorrood.							
	aid out on a rectangular grid o						
	consist of rectangular lots sep						
	nce creating wide front yards. lleys. Street features within th						rom
	dent along Hobart Boulevard.						
	ong the perimeter streets of We						
DAA Additional D	Attached a distant		11D40 D-1	******************************			
B11. Additional R <b>B12. References</b>	esource Attributes: (List attributes :	s and codes)	HP16. Rei	igious building			
	₋os Angeles Times, Sanborn Maps	8					
	,						
				<b>A</b>			
B13. Remarks:							
				N			
				100			
B14. Evaluator:		reservation A	ssociates				
	1611 S. Pacific Coast Highway, S	Ste. 104					
Date of Evaluation	Redondo Beach, CA 90277		5/8/2009				
Date of Evaluation			3/0/2009				
	(This space reserved for official of	comments.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2610 LA SALLE Boulevard

Recorded by Jennifer Krintz Date 5/8/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Religion and Spirituality, 1894-1912

The founding of traditional religious institutions and new spiritual movements coincided with the growth of Los Angeles. Around the turn of the century, 231 Christian churches with approximately 80,000 members were established. Protestant and evangelist sects maintained the strongest presence in the city. Most early religious institutions were located downtown, and subsequently followed their congregants as they set up residence in emerging pockets of the city.

The West Adams Methodist Episcopal Church (now the Greater Page Temple Church of God in Christ) was constructed in the Normandie 5 survey area at the corner of La Salle and Adams in 1912-1913. The three-story church was designed by renowned Los Angeles architect John C. Austin in the Gothic Revival style. (For a brief discussion of Austin's career, see associated Architects and Builders theme.) It served the neighborhood's mostly white residents until after WWII, when the population shifted to form a predominantly Africa American community. (See Ethnic/Cultural and Gender Diversity theme for additional information on the church.)

Theme: Ethnic/Cultural and Gender Diversity

Beginning in the post-WWII period, the survey area began to diversify. White residents began moving away from the city center as African American families moved in. Reflecting nationwide trends, similar population transitions were occurring in many south Los Angeles neighborhoods. The number African American residents in the survey area continued to increase through the second half of the 20th century.

With the influx of new residents came new businesses and institutions to service the black community. As author Doug Flamming wrote, "The three most potent of these institutions were race papers, black churches and black businesses." The businesses included stores of all kinds, medical and dental offices, funeral homes, and financial institutions. The enterprises attracted customers and congregants, stimulating the kind of street life that creates successful neighborhood-based community. People came to shop, worship, debate, organize, and socialize. Significantly, these institutions played a key role in fostering a sense of racial pride and identity. They also demonstrated the importance of the black middle class, who ran these establishments and served as community leaders. In many respects, these manifestations of black community life reflected the outlooks and accomplishments of the black middle class.

There are two extant resources in the Normandie 5 Survey Area which represent the businesses and institutions about which Doug Flamming wrote: the Greater Page Temple Church of God in Christ and the Golden State Mutual Building.

The Greater Page Temple Church of God in Christ is an extant religious building which is historically connected to the survey area's African American population after WWII. Located at 2610 LaSalle Avenue, the two-story church was built in 1914 in the Gothic Revival style. It was designed by renowned Los Angeles architect John C. Austin and originally known as the West Adams Methodist Episcopal Church. (For a brief discussion of Austin's career, see associated Architects and Builders theme.) At its inception, the church served the mostly white population in the survey area, as discussed previously. As the black population increased after WWII, the church transformed into the Mount Sinai Missionary Baptist Church and catered to the new African American residents. Sometime after 1954, it became the Greater Page Temple Church of God in Christ, according to Sanborn maps. Both Missionary Baptist Churches and Churches of God in Christ are historically associated with African Americans.

Theme: Architects and Builders

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

#### PRIMARY RECORD

Primary # HRI # Trinomial

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**NRHP Status Code** 5D3 **Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2637 LA SALLE Boulevard Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2637 LA SALLE Boulevard City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between W. Adams Boulevard and 27th Street. Parcel No. 5053019019 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; T-shaped plan; Mission Revival residential building; cross gable roof with mission parapet fascias, exposed rafter tails and composite shingle cladding; front gable porch roof with mission parapet fascia; interior brick chimney; concrete foundation; new stucco on exterior walls (alteration); concrete steps leading to partial-width entry porch; arched porch openings; wood entry door with four lights within porch; fixed wood window; double hung wood sash windows; casement wood windows; angled bay on north elevation; recessed arches above some windows; quatrefoil vents under parapets; metal screens on some windows (alteration); metal awning on second story windows (alteration); brick and metal fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and north elevations, Lkg SW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1906, Los Angeles County Assessor P7. Owner Address: 2637 S LA SALLE AVE LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3					NRHP Stat	us Code:	5D3	
	F	Resource Name or #	(Assigned by r	ecorder)	2637 LA SALLE B	oulevard		
B1. Historic Name	<b>:</b> :							
B2. Common Nam	ne							
B3. Original Use:	Residential		B4. Present L	Jse: Res	idential			
B5. Architectural	•							
3/10/1905: Buildir 3/22/1911: Alterat 3/30/1914: Alterat	ng permit to construction permit to build a ion permit to built a s	ction date, alterations tresidence. Owner: W 1-room addition on re sleeping porch over th un room to rear of 1st	/.L. Yard. Archit ar of house for s e addition on ba	ect: none. l servant slee	eping room.	lhorn Cost: \$3,	,000.	
B7. Moved?   B8. Related Feat		Inknown Date:		Original L	ocation:			
B9a. Architect:				BOK Builde	er: Yard & Hielhori	n		
B10. Significance	• Theme · Railro	ad and Horsecar Sub			ei. Taiu & Fileirion	,		
Period of Si			roperty Type		al	Applicable (	Criteria A. C	
(Discuss importan	ice in terms of histori	cal or architectural co uburbs; Streetcar S	ntext as defined				•	·.)
surrounded by area was prope streetcar lines	farmland and cons elled by the advent ran along the perin	good example of a sidered a great dista of the horsecar, ca neter of the tract on , most of the parce.	ance from the able car, and la Adams Boule	city cente ater the ele evard to th	r of Los Angeles. ectric car, connec e north, Western	Residential d cting it to dow Avenue to th	development withir Intown. By 1910, De west and Jeffers	n the three
residential and the same distanthe adjoining an particularly evid	consist of rectang nce creating wide t lleys. Street featu dent along Hobart I	gular grid of streets ular lots separated front yards. Behind res within the tract Boulevard. Comm treets of Western, a	by rear alleyw d many of the include consis ercial building	ays. The residence stent sidev s and mul	residences are a s are garages an valks and plantin ti-family apartme	all set back fro nd ancillary bu gs. Large str nt buildings w	om the street at ro uildings accessible reet trees are vere eventually	nughly from
B11. Additional Re		(List attributes and co	des) <i>HP</i>	<sup>9</sup> 2. Single f	amily property			
LA City Permits, L	os Angeles Times, S	Sanborn Maps						
B13. Remarks:				ı	N			
B14. Evaluator:		st Highway, Ste. 104	eservation Asso	ociates				
Date of Evaluation	•		4/30	0/2009				
	(This space reserve	d for official comment	s.)					

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

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2637 LA SALLE Boulevard

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

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Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mission Revival: Beginning in California during the 1890s, the Mission Revival Style remained popular in California and the Southwestern United States through the 1920s. It is closely associated with the late 19th century romanticism of California's Mission Era which inspired the design and construction of numerous buildings throughout southern California. Character-defining features include the Mission style parapet, red clay tile coping and roofing, stucco siding, and arched windows and doorways.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

NRHP	<b>Status</b>	Code	5D3
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**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2647 LA SALLE Boulevard Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2647 LA SALLE Boulevard City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between W. Adams Boulevard and 27th Street. Parcel No. 5053019021 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; irregular plan; Transitional Craftsman residential building; cross gable roof with exposed rafter tails and composite shingle cladding; shed roof over porch; exterior stuccoed chimney (alteration); concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width entry porch; eight square columns supporting porch roof; wood entry door with filled-in sidelights within porch; double hung wood sash windows; wood slat vent with sidelights under roof gable; wood brackets supporting roof; security bars on some windows (alteration); some windows filled-in (alteration); metal fence (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1907, Los Angles County Assessor P7. Owner Address: 13700 MARINA POINTE DR MARINA DL REY CA 90292 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP St	atus Code:	5D3	
		Resource Name or #	(Assigned by r	recorder)	2647 LA SALLE	Boulevard		
B1. Historic Name	<b>e</b> :							
B2. Common Nan	ne							
B3. Original Use:	Residential		B4. Present U	Jse: Res	sidential			
B5. Architectural		ional Craftsman						
		ruction date, alterations					0 . 0.000	
		ct residence. Owner: J ct an auto. building.	.F. Ramey. Arch	nitect: Jose	ph J. Blick Builde	r: Geo. Conklin	g Cost: \$4,600.	
	<b>5</b>	<b>3</b>						
B7. Moved?	✓ No ☐ Yes ☐	Unknown Date:		Original L	ocation:			
B8. Related Feat				Ū				
B9a. Architect:	Joseph J. Blick			B9b. Build	er: Geo. Conkling	g		
B10. Significance	•	oad and Horsecar Sub			·			
Period of Si	gnificance: 187	8-1948 <b>F</b>	Property Type	Residenti	al	Applicable	Criteria A, C	
(Discuss importar	nce in terms of histo	rical or architectural co	ontext as defined	d by theme,	, period, and geog	raphic scope.	Also address integrity.	)
Theme: Railroa	ad and Horsecar	Suburbs; Streetcar S	Suburbs					
The Charles Vi	ictor Hall Tract is	a good example of a	an early streets	ear suhurk	ο At the time of	f ite euhdiviein	n in 1887 the tract i	N2C
		nsidered a great dist						
area was prope	elled by the adver	nt of the horsecar, ca	able car, and la	ater the el	lectric car, conn	ecting it to do	wntown. By 1910,	three
		imeter of the tract or						on
Boulevard to the residences.	ne south. By 191	2, most of the parce	is in the Charl	es Victor	Hall Tract were	improved with	single-family	
residerices.								
		ngular grid of streets						
		gular lots separated						
		front yards. Behin tures within the tract						trom
		t Boulevard. Comm						
		streets of Western,						
B11. Additional Ro	esource Attributes:	(List attributes and co	odes) HF	2. Single	family property			
B12. References		•	•	J				
LA City Permits, L	os Angeles Times,	Sanborn Maps						
					A .			
B13. Remarks:				2				
DIS. Remarks.					N			
					221			
B14. Evaluator:	Laura Vanaskie	r	eservation Asso	ociates				
	1611 S. Pacific Co	oast Highway, Ste. 104						
	Redondo Beach, (	CA 90277						
Date of Evaluation	· 			0/2009				
	(This space reserv	red for official commen	ts.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2647 LA SALLE Boulevard

Recorded by Laura Vanaskie Date 4/30/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2649 LA SALLE Boulevard Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2649 LA SALLE Boulevard LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between W. Adams Boulevard and 27th Street. Parcel No. 5053019022 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two stories; rectangular plan; Transitional Craftsman residential building; side gable roof with asymmetrical front gable, exposed rafter tails and composite shingles; hipped roof over porch; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two square block masonry columns supporting porch roof; two wood entry doors within porch (alteration); double hung wood sash windows; fixed wood windows with transoms; wood slat vent under roof gable; angled bays south elevation; metal screens on some windows (alteration); some windows filled in; metal fence (alteration); garage building at northwest corner of property. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/3/09 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1923, Los Angeles County Assessor P7. Owner Address: 4595 MOUNT VERNON DR LOS ANGELES CA 90043 P8. Recorded by: (Name, affiliation, and address) Laura Vanaskie Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 4/30/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

Page 2 of 3				NRHP Status C	ode: 5D3	
	Resource Name or # (	(Assigned by re	ecorder) 26-	49 LA SALLE Bouleva	ard	
B1. Historic Name	:					
B2. Common Nam	ne					
B3. Original Use:	Residential	B4. Present U	lse: Reside	ntial		
B5. Architectural	Style: Transitional Craftsman					
	<b>History:</b> (Construction date, alterations, a		•			
\$3000.	ng permit to construct 2-story residence at 26	651 La Salle. C	Owner: Jessie	Ramey. Architect: no	one. Contractor: W.D	. Clark. Cost:
7/14/1919: Buildin 2/21/1923: Buildin	ig permit to construct garage. Ig permit to construct garage. Ig permit to construct 1-story residence at 26 Readv-Cut Homes Inc. Cost: \$2 000	653 La Salle oi	n lot with an e	xisting res. building. (	Owner: Mrs. Rose N	eff. Architect and
B7. Moved?	∕ No ☐ Yes ☐ Unknown Date:	•	Original Loca	tion:		
B8. Related Feat	ures:					
B9a. Architect: r.	oone; Pacific Ready-Cut Homes e: Theme: Railroad and Horsecar Subur			W.D. Clark; Pacific F	Ready-Cut Homes	
Period of Signature		perty Type		Ap	plicable Criteria	A. C
	ce in terms of historical or architectural cont			-	-	
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Sui	burbs			·	
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good example of an farmland and considered a great distanelled by the advent of the horsecar, caberan along the perimeter of the tract on Ae south. By 1912, most of the parcels	nce from the d le car, and la Adams Boule	city center of ater the elect vard to the r	Los Angeles. Resi ric car, connecting orth, Western Avel	idential developme it to downtown.   E nue to the west ar	ent within the By 1910, three ad Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets reconsist of rectangular lots separated by nece creating wide front yards. Behind alleys. Street features within the tract in dent along Hobart Boulevard. Commenting the perimeter streets of Western, Adapted	y rear alleywa many of the i nclude consis rcial buildings	ays. The re residences a tent sidewall s and multi-fa	sidences are all se re garages and an ks and plantings. amily apartment bu	t back from the sti cillary buildings ac Large street trees iildings were even	reet at roughly ccessible from are tually
B11. Additional Re	esource Attributes: (List attributes and code	es) <i>HP</i>	2. Single fam	ily property		
LA City Permits, L	os Angeles Times, Sanborn Maps					
B13. Remarks:			4	N		
B14. Evaluator:	Laura Vanaskie res 1611 S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	servation Asso	ciates			
Date of Evaluation	·	4/30	0/2009			
	(This space reserved for official comments.	.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2649 LA SALLE Boulevard

Recorded by Laura Vanaskie Date 4/30/2009

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Theme: Arts & Crafts Movement

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2702 NORMANDIE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 2702 NORMANDIE AVE City LOS ANGELES Zip 90007 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with square columns, balustrade and pediment with dentils; wide eaves with exposed rafters and decorative brackets; bay windows; decorative verge board; double-hung lead multi-light above single-light windows; double hung single-light windows; arched window. P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1904 P7. Owner Address: MELERO, ELISEO 2702 S NORMANDIE AVE LOS ANGELES CA. CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D1
3	Resource Name or # (Assigned by	recorder) 2702 NORMANDIE AVE	
B1. Historic Name	x:		
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present l	Jse: Residential	
B5. Architectural	•	4	
<b>B6. Construction</b> No original permit	•	erations)	
	on nie. age caused by fire replacing same with like material, owne	er B. Thompson, contractor Calif Bldg Recon	struction Co., for \$300
B7. Moved? value	Original Location:		
DOs Arshitastı /	lakanya	DON Duilder Helmoure	
B9a. Architect: UB10. Significance		B9b. Builder: <i>Unknown</i> <b>Area</b> 6511 78855044	
Period of Significance			Criteria A, C
(Discuss importan	nce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs		
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good example of an early streets farmland and considered a great distance from the lelled by the advent of the horsecar, cable car, and laran along the perimeter of the tract on Adams Bould re south. By 1912, most of the parcels in the Charl	city center of Los Angeles. Residential ater the electric car, connecting it to dov evard to the north, Western Avenue to the	development within the wntown. By 1910, three he west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleywnce creating wide front yards. Behind many of the lleys. Street features within the tract include consident along Hobart Boulevard. Commercial building and the perimeter streets of Western, Adams and Jeng the perimeter streets of Western,	rays. The residences are all set back for residences are garages and ancillary boostent sidewalks and plantings. Large so It sand multi-family apartment buildings w	rom the street at roughly uildings accessible from treet trees are were eventually
B11. Additional Re	esource Attributes: (List attributes and codes)		
	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	233 Wilshire Boulevard, Suite 130	Prvices	
Date of Evaluation	Santa Monica, CA 90401 on: 3/1	7/2009	
	(This space reserved for official comments.)		
	(The space reserved for emotal comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2702 NORMANDIE AVE

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 3027 NORMANDIE AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; R ; 1/4 of 1/4 of Sec B.M. c. Address: 3027 NORMANDIE AVE City LOS ANGELES Zip 90007 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053032034 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman single-family residence; cross gable roof; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width gable porch with square columns; porch gable half-timbered with row of multi-light windows and decorative horizontal band with dentils; decorative verge board; gable vent; wide overhang with exposed rafters. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1905 P7. Owner Address: STRAIN, VALARIE 3027 S NORMANDIE AVE LOS ANGELES CA. CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP Statu	s Code:	5D1
	1	Resource Name or #	(Assigned by r	ecorder)	3027 NORMANDIE	AVE	
B1. Historic Name	:						
B2. Common Nam							
B3. Original Use:	Residential		B4. Present U	lse: Res	sidential		
B5. Architectural	•		and data of alt	orotions)			
	• ,	uction date, alterations, ect/contractor D.T. Alth					
		contractor Schiegel Br		U			
D7 M 10	7 No. 17 No. 17 No. 17 No. 18 No.	Under some Dete		0			
B7. Moved? <b>№</b> B8. Related Feat		Jnknown Date:		Original L	ocation:		
bo. Nelateu Featt	ures.						
B9a. Architect: L				B9b. Build	ler: D.T. Althouse		
B10. Significance		oad and Horsecar Subu	*		600.26954976		
Period of Sig	-		roperty Type			• •	Criteria A, C
		ical or architectural cor		by theme	, period, and geograp	nic scope. A	ilso address integrity.)
rneme: Railroa	ia ana Horsecar S	Suburbs; Streetcar St	JDUIDS				
The Charles Vi	ctor Hall Tract is a	a good example of ar	n early streeto	ar suburl	b. At the time of its	subdivision	in 1887, the tract was
							development within the
							entown. By 1910, three ne west and Jefferson
		2, most of the parcel					
residences.	·	•			•		,
The tract was Is	aid out on a rectai	ngular grid of etreets	running north	-south a	nd east-west The	narcale wit	hin the tract are mostly
							om the street at roughly
the same distar	nce creating wide	front yards. Behind	many of the	residence	es are garages and	l ancillary bι	uildings accessible from
		ures within the tract i					
		Boulevard. Comme streets of Western, A					
	3 - 1 - 1 - 1 - 1	,				, , , , , , , , , , , , , , , , , , ,	<b>3</b> · · · · · · · · · · · · · · · · · · ·
B11. Additional Re B12. References:		(List attributes and coo	des)				
	.os Angeles Times, .	Sanborn Maps					
•		•					
					1		
B13. Remarks:				- 4	NI N		
					IN		
B14. Evaluator:	Amanda Kainer		PCR Se	rvices			
21112141441511	233 Wilshire Boule	vard, Suite 130	. 0.1.00				
	Santa Monica, CA	90401					
Date of Evaluation	n:		3/17	7/2009			
	(This space reserve	ed for official comments	s.)				

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation

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

## **PRIMARY RECORD**

Primary # HRI# Trinomial

	Other Listings	NRHP Sta	atus Code 5D1	
		Reviewer		Date
Page 1 of 3	Resource Name or #: (Assign		2630 NORMANDIE Ave	enue
P1. Other Identifier: P2. Location:  Not for Publica	tion Unrestricted	- Cause		
		a. Count	У	
and (P2b and P2c or P2d. Attach a b. USGS 7.5' Quad	Date T	; R ;	1/4 of Sec	: B.M.
c. Address: 2630	S NORMANDI	,	LOS ANGELES	Zip
d. UTM: (Give more than one for la		Zone	: mE/	mN
e. Other Locational Data (e.g. Parce	•		te)	
Oriented with the primary (west) ele				
			Parcel N	No. 5054005016
P3 Description: (Describe resources	and its major elements. Include	design, materials, co	ndition, alterations, size, ar	nd boundaries)
Two-story; square plan; American l				
frame roof; wood stud-wall structur				
wide eaves with exposed rafters; m	nulti-light vinyl slider windows	(alteration); metal s	security bar windows and	d door (alteration).
P3b. Resource Attributes: (List attribu	utes and codes)			
P4. Resources Present:  Building	Structure Object	Site District	Element of District C	Other (Isolates, etc.)
			P5b Description	of Photo:
			(View, date, acc	,
	the Ma	* *		Lkg E, Mar 2009
A ALL MAN			P6. Date Const	ructed/Age and Sources:
The William State of the State			Prehistori	c ✓ Historic ☐ Both
			1905	
			P7. Owner Add	ress:
			2634 S NORMA	NDIE AVE
			LOS ANGELES	CA 90007
			P8. Recorded b	v:
			(Name, affiliation	•
			Amanda Kainer	,,
		THE RESERVE THE PERSON NAMED IN COLUMN TO SERVE THE PERSON NAMED I	PCR Services	
	THE PARTY OF THE P		233 Wilshire Bo	ulevard, Suite 130
	IRSES		Santa Monica, C	CA 90401
			P9. Date Record	ded: 3/17/2009
		4.1	P10. Survey Ty	
	Table 1	4,1	Intensive Level	
				• •
P11 Papart Citation: (Cita survey re	nort and other sources, or optor!	'none ")		
P11. Report Citation: (Cite survey re	port and other sources, or enter '	none. )		
			· . <b>.</b>	1.4.15
Attachments: NONE	Continuation Sheet	=		ock Art Record
Location Map	Building, Structure, and Obje			rtifact Record
Sketch Map	Archaeological Record	∟ Mıllır	ng Station Record	hotograph Record

Page 2 of 3		NRHP Status Code:	5D1
1 ago 2 01 0	Resource Name or # (Assigned by	recorder) 2630 NORMANDIE Avenue	
B1. Historic Name B2. Common Nam			
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	Style: American 4-Square		
<b>B6. Construction</b>	History: (Construction date, alterations, and date of a	lterations)	
1921: Alter reside	nce into 3 flats, owner W. Beazley, architect Corwin Aug	Merrill, for \$2,950	
	✓ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Feat	ures:		
B9a. Architect: U	Inknown	B9b. Builder: Unknown	
B10. Significance	·		
Period of Signature	-	• • • • • • • • • • • • • • • • • • • •	Criteria A, C
	ice in terms of historical or architectural context as define	ed by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs		
surrounded by area was prope	ctor Hall Tract is a good example of an early stree farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and ran along the perimeter of the tract on Adams Bou	e city center of Los Angeles. Residential later the electric car, connecting it to do	development within the vntown. By 1910, three
	e south. By 1912, most of the parcels in the Cha		
residential and the same distai the adjoining al particularly evid	aid out on a rectangular grid of streets running nor consist of rectangular lots separated by rear alley nce creating wide front yards. Behind many of the leys. Street features within the tract include consident along Hobart Boulevard. Commercial building the perimeter streets of Western, Adams and Commercial building the perimeter streets of Western.	ways. The residences are all set back for residences are garages and ancillary by istent sidewalks and plantings. Large sogs and multi-family apartment buildings.	rom the street at roughly uildings accessible from treet trees are were eventually
B11. Additional ReB12. References:	esource Attributes: (List attributes and codes)		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S	Services	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluation	on: 3/	17/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2630 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D1

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2636 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2636 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. 5054005015 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman multi-family residence; cross gable roof; wood shingles and clapboard siding; wood-frame roof; partial-width recessed front porch with square columns; horizontal band with dentils; gable vents; wide eaves, decorative brackets; double-hung single-light windows. P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1905 P7. Owner Address: 2636 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5	D1
. ugo = 0. 0	Resource Name or # (Assigned by	recorder) 2636 NORMANDIE Avenue	
B1. Historic Name B2. Common Nam			
B3. Original Use: B5. Architectural B6. Construction 1905: 9-Room Re		lterations)	
B7. Moved?  ▼ B8. Related Featt	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:	
B9a. Architect: L	e: Theme: Railroad and Horsecar Suburbs; Streetca		ethode A.O.
	gnificance: 1878-1948 Property Type are in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	• •	riteria A, C so address integrity.)
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good example of an early stree farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and ran along the perimeter of the tract on Adams Bou he south. By 1912, most of the parcels in the Cha	e city center of Los Angeles. Residential de later the electric car, connecting it to down levard to the north, Western Avenue to the	evelopment within the stown. By 1910, three e west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets running nor consist of rectangular lots separated by rear alley nce creating wide front yards. Behind many of the leys. Street features within the tract include consident along Hobart Boulevard. Commercial building the perimeter streets of Western, Adams and Congressions.	ways. The residences are all set back from the residences are garages and ancillary buil sistent sidewalks and plantings. Large stre gs and multi-family apartment buildings we	m the street at roughly Idings accessible from eet trees are ere eventually
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
LA City Permits, L	os Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	Services	
Date of Evaluatio	on: 3/	17/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2636 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

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The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D1

	Other Listings	NKHF 30	atus coue 3D1	
	Review Code	Reviewer	Date	
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication and (P2b and P2c or P2d. Attach at the USCS 7.51 Overd	Location Map as necessary.)	a. Count	•	B.M.
b. USGS 7.5' Quad c. Address: 2642 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with the primary (west) electory	#, directions to resource, eleva	<i>E Avenue</i> City Zone tion, etc., as appropria	,	D.IVI.
Two-story; rectangular plan; Transi wood-frame roof; partial-width rece	tional Craftsman multi-family ssed front porch with stone o or; gable vents; trusses in ga	residence; cross ga	Parcel No. 505400 ndition, alterations, size, and boundaries able roof; wood shingles and clapboa ll; flower box (alteration); second sto ith exposed rafters; row of single-ligh	) ard siding; ry
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	, , , ,	Site District	☐Element of District ☐ Other (Isolates	, etc.)
			P5b Description of Photo: (View, date, accession #)  West Elevation, Lkg E, Mar 20 P6. Date Constructed/Age at Prehistoric Histor 1906  P7. Owner Address:  2642 S NORMANDIE AVE LOS ANGELES CA 90007  P8. Recorded by: (Name, affiliation, and address Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite Redondo Beach, CA 902775a P9. Date Recorded: P10. Survey Type: (Describ	nd Sources: ic Both  130 anta Mo 3/17/2009
DAA D. A GOOD AND A COLOR				
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record Linea	ict Record Rock Art Record Artifact Record Artifact Record Photograph Record Rock Art Record	

_		NRHP Status Code: 5D1	
Page 2 of 3			
	Resource Name or # (Assigned by	recorder) 2642 NORMANDIE Avenue	
B1. Historic Name	:		
B2. Common Nam			
B3. Original Use:	Residential B4. Present l	Jse: Residential	
B5. Architectural			
	<b>History:</b> (Construction date, alterations, and date of all	•	
	sidence, owner Minnie Stokes, contractor N.F. Stokes, fo age, owner J.O. Golfinger, contractor B.F. Pierce, for \$175		
rover mate gara	ge, emier erer eeninger, eeninaeter zir i rieree, ier priid		
B7. Moved? ✓	∕ No ☐ Yes ☐ Unknown Date:	Original Location:	
B8. Related Featu	ıres:		
B9a. Architect: U	Inknown	B9b. Builder: N.F. Stokes	
B10. Significance			
Period of Sig	,		
-	. , , , ,	by theme, period, and geographic scope. Also address into	
•	nd and Horsecar Suburbs; Streetcar Suburbs	2, 1 2, 1, 1, 1, 1, 1, 2, 1, 3, 1, 3, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	.3 ,7,
		car suburb. At the time of its subdivision in 1887, the	
		city center of Los Angeles. Residential development v	
		ater the electric car, connecting it to downtown. By 1second to the north, Western Avenue to the west and Je	
		les Victor Hall Tract were improved with single-family	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
residences.	•		
The treet was le	aid out on a reatengular arid of atracta running north	a south and sout west. The named within the treat of	ro mooth
		h-south and east-west.   The parcels within the tract a rays.   The residences are all set back from the street	
		residences are garages and ancillary buildings acces	
the adjoining all	leys. Street features within the tract include consis	stent sidewalks and plantings. Large street trees are	
		s and multi-family apartment buildings were eventuall	
constructed alo	ng the perimeter streets of Western, Adams and Je	efferson later in the tract's history, mostly during the 19	120s.
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
		797	
B13. Remarks:		N	
		171	
B14. Evaluator:	Amanda Kainer PCR Se	ervices	
	233 Wilshire Boulevard, Suite 130		
	Redondo Beach, CA 90277Santa Monica, CA 90401		
Date of Evaluatio	n: 3/1	7/2009	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2642 NORMANDIE Avenue

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Primary # HRI # Trinomial

PHP Status Code 5D:

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2646 NORMANDIE Avenue Page 1 of 1 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2646 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; side gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width porch; wide eave overhang with exposed rafter tails; aluminum fixed single light window (alteration); double-hung single-light windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object Site District Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1906 P7. Owner Address: 2646 S NORMANDY AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

				NDHDS	Status Code: 5D1	
Page 2 of 3		/A = = ! = = = =				
	Resource Name or #	(Assigned by i	ecorder)	2646 NORMAN	DIE Avenue	
B1. Historic Name	:					
B2. Common Nam						
B3. Original Use:	Residential	B4. Present U	Jse: Re	sidential		
B5. Architectural						
	<b>History:</b> (Construction date, alterations		•			
	sidence, owner Minnie Stokes, contractor l age, owner H. Morris, contractor W.E. Wan		r \$3,000			
1917. I Tivate gare	age, owner 11. Morns, contractor w.L. war	ι, <i>τοι φτο</i> υ				
B7. Moved?	✓ No Yes Unknown Date:		Original L	ocation:		
B8. Related Featu	ures:		•			
B9a. Architect: L				ler: N.F. Stokes		
B10. Significance		*				
Period of Sig		roperty Type			Applicable Criteria	·
•	ce in terms of historical or architectural co		by theme	, period, and geo	graphic scope. Also addre	ss integrity.)
	nd and Horsecar Suburbs; Streetcar S					
	ctor Hall Tract is a good example of a					
	farmland and considered a great dista					
	elled by the advent of the horsecar, ca ran along the perimeter of the tract on					
	e south. By 1912, most of the parcels					
residences.	o couring by 10.12, most or the purpose	m and change	0 110101 1	an rrade word	mprovou mar emgre ran	,
The tract was la	aid out on a rectangular grid of streets	running north	n-south ai	าd east-west. T	The parcels within the tra-	ct are mostly
	consist of rectangular lots separated					
	nce creating wide front yards. Behind					
	lleys. Street features within the tract in					
	dent along Hobart Boulevard. Comme					
constructed ato	ng the perimeter streets of Western, A	Auairis ariu Je	enerson ic	iler in the tracts	s riistory, mostry during t	110 19208.
B11. Additional Re B12. References:	esource Attributes: (List attributes and co	des)				
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D40 D						
B13. Remarks:			- 1	N		
				1.7		
B14. Evaluator:	Amanda Kainer	PCR Se	ervices	· ·		
D. II Evaluator.	233 Wilshire Boulevard, Suite 130					
	Santa Monica, CA 90401					
Date of Evaluatio	·	3/1:	7/2009			
	(This space reserved for official comment					
	(This space reserved for official confinent	s. <i>)</i>				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2646 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract. In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch.

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2652 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2652 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. 5054005012 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; recessed porch with stone columns; wide eave overhang with exposed rafter tails; metal bar security windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) ☐ District ☐ Element of District P4. Resources Present: ✓ Building Structure Object Site Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1908 P7. Owner Address: 2652 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D1
1 age 2 or 0	Resource Name or # (Assigned by	recorder) 2652 NORMANDIE Avenue
B1. Historic Name B2. Common Nam		
B3. Original Use:	Residential B4. Present	Use: Residential
B5. Architectural		
	<b>History:</b> (Construction date, alterations, and date of all dence, owner Minnie Stokes, contractor M.F. Stokes, for	•
1908: 8-room resid	dence, owner Minnie Stokes, contractor M.F. Stokes, for	\$J,500
B7. Moved? v B8. Related Featu	✓ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect: U		B9b. Builder: M.F. Stokes
B10. Significance Period of Sig	•	
	3 3 31.	d by theme, period, and geographic scope. Also address integrity.)
•	nd and Horsecar Suburbs; Streetcar Suburbs	
surrounded by a area was prope streetcar lines r	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and l ran along the perimeter of the tract on Adams Boul	car suburb. At the time of its subdivision in 1887, the tract was city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three evard to the north, Western Avenue to the west and Jefferson les Victor Hall Tract were improved with single-family
residerices.		
residential and the same distar the adjoining al particularly evic	consist of rectangular lots separated by rear alleywince creating wide front yards. Behind many of the leys. Street features within the tract include consident along Hobart Boulevard. Commercial building	h-south and east-west. The parcels within the tract are mostly vays. The residences are all set back from the street at roughly residences are garages and ancillary buildings accessible from stent sidewalks and plantings. Large street trees are as and multi-family apartment buildings were eventually efferson later in the tract's history, mostly during the 1920s.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)	
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Amanda Kainer PCR S	ervices
	233 Wilshire Boulevard, Suite 130	
	Santa Monica, CA 90401	
Date of Evaluatio	on: 3/1	7/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2652 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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## PRIMARY RECORD

Primary # HRI# Trinomial

	Other Listings	NRHP Sta	atus Code 5D1	
		Reviewer		Date
Page 1 of 3	Resource Name or #: (Assign		2656 NORMANDIE A	
P1. Other Identifier:				
<b>P2. Location:</b> Not for Publication	tion Unrestricted	a. Count	ry .	
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b. USGS 7.5' Quad	Date T	; R ;	1/4 of Sec	c : B.M.
c. Address: 2656	S NORMANDI		LOS ANGELES	Zip
d. UTM: (Give more than one for la		Zone	: mE/	mN
e. Other Locational Data (e.g. Parce	,		,	11111
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			Parcel	
-	and its major elements. Include	-		
Two-story; rectangular plan; Transi				
roof; wood stud-wall structure; parti				
rafters and decorative brackets; dec		ulti-light fixed windo	ws; double hung single	e-light windows; metal
security bar windows and door (alte	eration).			
P3b. Resource Attributes: (List attribu	ites and codes)			
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P4. Resources Present:  Building	☐ Structure ☐ Object ☐ S	Site District L	Element of District	Other (Isolates, etc.)
ATT TO MICE				
			P5b Descriptio	n of Photo:
	V		(View, date, ac	cession #)
			•	n, Lkg E, Mar 2009
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			Prehisto	oric ✓ Historic ☐ Both
			1905	
	! ! !	V Inc.	P7. Owner Ad	dress:
The State of			111011101710	u. 000.
			DEFE C NODA	ANDIE AVE
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<b>从都里,然后的一大大</b>	THE LANGE		(Name, affiliation	on, and address)
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			P10. Survey T	ype: (Describe)
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P11. Report Citation: (Cite survey re	port and other sources, or enter	none.")		
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Sketch Map	Archaeological Record			Photograph Record
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Page 2 of 3		NRHP Status Code: 5D1
. ago 2 0. 0	Resource Name or # (Assigned	by recorder) 2656 NORMANDIE Avenue
B1. Historic Name B2. Common Nam		
B3. Original Use: <b>B5. Architectural</b> <b>B6. Construction</b> 1905: 2-story 8-ro		of alterations)
B7. Moved? ■ B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect: C	•	B9b. Builder: C.A. Benway
•		pe Residential Applicable Criteria A, C fined by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from elled by the advent of the horsecar, cable car, a ran along the perimeter of the tract on Adams E	reetcar suburb. At the time of its subdivision in 1887, the tract was the city center of Los Angeles. Residential development within the nd later the electric car, connecting it to downtown. By 1910, three coulevard to the north, Western Avenue to the west and Jefferson charles Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear all nce creating wide front yards. Behind many of lleys. Street features within the tract include co dent along Hobart Boulevard. Commercial buil	north-south and east-west. The parcels within the tract are mostly leyways. The residences are all set back from the street at roughly the residences are garages and ancillary buildings accessible from posistent sidewalks and plantings. Large street trees are dings and multi-family apartment buildings were eventually d Jefferson later in the tract's history, mostly during the 1920s.
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LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Amanda Kainer PC 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	R Services
Date of Evaluatio	n:	3/17/2009
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Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2701 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2701 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053034013 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman multi-family residence; cross-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; hip dormer with multi-light windows; partial-width recessed front porch with boxed columns; wide eaves with exposed rafters and decorative brackets; decorative verge board; second-story bay window; transom single-light window; double hung multi-light above single-light windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1924 P7. Owner Address: 5524 RICH HILL WAY YORBA LINDA CA 92886 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map ☐ Archaeological Record Other: (List)

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Page 2 of 3	Resource Name or # (Assigned by		
B1. Historic Name B2. Common Nam	x:	costact, Eremmental Envising	
B3. Original Use:	Residential B4. Present	Jse: Residential	
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	ad and Horsecar Suburbs; Streetcar Suburbs		<b>3</b>
The Charles Vi	inter Hall Treet is a good example of an early atract	par auburb. At the time of its aubdivision in 1997 the	troot was
		car suburb. At the time of its subdivision in 1887, the city center of Los Angeles. Residential development v	
area was prope	elled by the advent of the horsecar, cable car, and I	ater the electric car, connecting it to downtown. By 1	910, three
		evard to the north, Western Avenue to the west and Je	efferson
residences.	le south. By 1912, most of the parcels in the Char	les Victor Hall Tract were improved with single-family	
		h-south and east-west. The parcels within the tract a	
		rays. The residences are all set back from the street residences are garages and ancillary buildings acces	
the adjoining al	lleys. Street features within the tract include consi	stent sidewalks and plantings. Large street trees are	
		is and multi-family apartment buildings were eventuall efferson later in the tract's history, mostly during the 1	
constructed ato	ing the perimeter streets of Western, Adams and St	merson later in the tract's history, mostly during the 18	<i>1</i> 208.
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)		
	.os Angeles Times, Sanborn Maps		
•			
B13. Remarks:		N	
		100	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio		7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2701 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2705 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2705 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053034014 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood shingle and clapboard siding; wood-frame roof; wide overhang with exposed rafters and decorative brackets; wood stud-wall structure; gable vent; primary entrance (altered); double hung windows; metal security bar windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic unknown P7. Owner Address: 0 PO BOX 18027 LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP St	tatus Code:	5D3
		Resource Name or #	(Assigned by	recorder)	2705 NORMANE	DIE Avenue	
B1. Historic Name	<b>:</b> :						
B2. Common Nam			5.5				
B3. Original Use:	Residential	nsitional Craftsman	B4. Present l	Jse: <i>Re</i> :	sidential		
B5. Architectural B6. Construction		nstruction date, alteration	s and date of al	terations)			
No original permit	• •	monation date, anoranen	o, and date or a	torationo,			
B7. Moved?	✓ No 🗌 Yes	Unknown Date:		Original L	ocation:		
B8. Related Feat	ures:						
B9a. Architect: U	Inknown			R9h Build	ler: <i>Unknown</i>		
B10. Significance		Railroad and Horsecar Su	burbs; Streetcar		on on on		
Period of Sig		1878-1948	Property Type	Resident	ial	Applicable	e Criteria A, C
(Discuss importan	ice in terms of h	nistorical or architectural c	ontext as define	d by theme	, period, and geog	graphic scope.	Also address integrity.)
Theme: Railroa	nd and Horsed	ear Suburbs; Streetcar	Suburbs				
The Charles Vi	ctor Hall Trac	t is a good example of	an early street	car suburi	b. At the time of	f its subdivisio	on in 1887, the tract was
							development within the
							wntown. By 1910, three
		perimeter of the tract o 1912, most of the parc					
residences.							· cg.c · cy
The tract was la	aid out on a re	actangular grid of stree	ts running nort	h-south ai	nd east-west T	The narcels w	ithin the tract are mostly
							from the street at roughly
the same distar	nce creating v	vide front yards. Behir	nd many of the	residence	es are garages a	and ancillary b	ouildings accessible from
		features within the trac bart Boulevard.  Comr					
		eter streets of Western,					
R11 Additional Pa	acourca Attribut	tes: (List attributes and c	odos)				
B12. References:		les. (List attributes and C	oues)				
LA City Permits, L	os Angeles Tin	nes, Sanborn Maps					
					7747		
D40. Daniela							
B13. Remarks:				1	N		
B14. Evaluator:	Amanda Kaine	er	PCR Se	ervices			
	233 Wilshire E	•					
Date of Evaluatio	Santa Monica,	CA 90401	7	6/2009			
Date of Evaluatio				0/2009			
	(This space re	served for official commer	its.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2705 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/6/2009

### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

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### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2706 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2706 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. 5054006002 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with square columns; wide eaves with exposed rafters and decorative brackets; decorative verge board; cantilivered second story; double hung single-light windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric ✓ Historic 1907 P7. Owner Address: 2900 W JEFFERSON BLVD LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code: 5D1
rage 2 or 5	Resource Name or # (Assigned b	y recorder) 2706 NORMANDIE Avenue
B1. Historic Name B2. Common Nam	e.	
B3. Original Use: B5. Architectural B6. Construction	Residential B4. Presen Style: Transitional Craftsman	alterations)
B7. Moved?  ▼ B8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:
B9a. Architect: L B10. Significance Period of Significance	e: Theme: Railroad and Horsecar Suburbs; Streetca	
•	ce in terms of historical or architectural context as defined and Horsecar Suburbs; Streetcar Suburbs	ed by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the felled by the advent of the horsecar, cable car, and fran along the perimeter of the tract on Adams Bou	etcar suburb. At the time of its subdivision in 1887, the tract was e city center of Los Angeles. Residential development within the later the electric car, connecting it to downtown. By 1910, three alevard to the north, Western Avenue to the west and Jefferson arries Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear alley nce creating wide front yards. Behind many of th lleys. Street features within the tract include con- dent along Hobart Boulevard. Commercial buildin	rth-south and east-west. The parcels within the tract are mostly aways. The residences are all set back from the street at roughly be residences are garages and ancillary buildings accessible from sistent sidewalks and plantings. Large street trees are ags and multi-family apartment buildings were eventually befferson later in the tract's history, mostly during the 1920s.
B12. References:		
LA City Permits, L	os Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Amanda Kainer PCR 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	Services
Date of Evaluatio	n: 3	/17/2009
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2706 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings	NKIIF Status Co	
	Review Code	Reviewer	Date
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication and (P2b and P2c or P2d. Attach at		a. County	NORMANDIE Avenue
b. USGS 7.5' Quad c. Address: 2711 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parce Oriented with the primary (east) elev	#, directions to resource, eleva	Zone ; tion, etc., as appropriate)	mE/ mN
Two-story; rectangular plan; Americ roof; wood stud-wall structure; hip of	can Foursquare single-family dormer with multi-light windo	residence; hip roof; wood ows; partial-width front porch	Parcel No. 5053034015 Alterations, size, and boundaries) Elapboard and shingle siding; wood-frame with square columns, decorative ung multi-light above single-light windows.
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building	, , ,	Site District Elemen	of District Other (Isolates, etc.)  P5b Description of Photo: (View, date, accession #)  East Elevation, Lkg W, Mar 2009  P6. Date Constructed/Age and Sources:
		7	Prehistoric Historic Both  1906  P7. Owner Address:
			2331 WALL ST LOS ANGELES CA 90011
			P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401
	<b>9</b> - <b>9</b>		P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")	
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	☐ District Reco	re Record

Page 2 of 3					NRHP Statu	ıs Code:	5D3
		Resource Name or #	(Assigned by re	ecorder) 27	711 NORMANDIE	Avenue	
B1. Historic Name	):						
B2. Common Nan	ne						
B3. Original Use:	Residential		B4. Present Us	se: Reside	ential		
B5. Architectura	•	an 4-Square					
	• '	ruction date, alterations,		*			
		J. Gregory, contractor ( Gregory, contractor J.W					
B7. Moved?	☑ No ☐ Yes ☐ ures:	Unknown Date:	C	Original Loc	ation:		
B9a. Architect: (	Jnknown		Е	39b. Builder:	Unknown		
B10. Significance	e: Theme: Raili	oad and Horsecar Subu	urbs; Streetcar 🗜	Area			
Period of Si	gnificance: 187	'8-1948 <b>P</b>	roperty Type	Residential		Applicable	Criteria A, C
		rical or architectural co Suburbs; Streetcar S		by theme, po	eriod, and geograp	phic scope.	Also address integrity.)
area was prope streetcar lines	elled by the adver ran along the per	nt of the horsecar, ca	ble car, and lat Adams Boule	ter the elec /ard to the	tric car, connect north, Western	ting it to do Avenue to t	development within the wntown. By 1910, three he west and Jefferson single-family
residential and the same dista- the adjoining a particularly evid	consist of rectan nce creating wide lleys. Street fead dent along Hobar	gular lots separated l	by rear alleywa I many of the r include consist ercial buildings	eys. The re esidences fent sidewa and multi-	esidences are al are garages and Iks and planting family apartmen	ll set back f d ancillary b s. Large s at buildings	were eventually
B11. Additional R		(List attributes and cod	des)				
	.os Angeles Times,	Sanborn Maps					
B13. Remarks:				4	N		
B14. Evaluator:	Amanda Kainer 233 Wilshire Bould Santa Monica, CA		PCR Ser	vices			
Date of Evaluation	•	- <del></del> -	3/17/	2009			
	(This space reserv	ved for official comments	s.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2711 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

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American Foursquare: The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

## PRIMARY RECORD

Primary # HRI # Trinomial

PHP Status Code 5

	Other Listings	NRHP Stat	us Code 5D3	
	Review Code	Reviewer	I	Date
Page 1 of 3  P1. Other Identifier: 2719 Normand  P2. Location: Not for Public  and (P2b and P2c or P2d. Attach  b. USGS 7.5' Quad	ation Unrestricted	a. County	2717 NORMANDIE Av	
c. Address: 2717 d. UTM: (Give more than one for e. Other Locational Data (e.g. Parc Oriented with the primary (east) eleaddresses: 2717 and 2719 Norman	S NORMANDI large and/or linear resources) el #, directions to resource, eleva evation facing east. Located on the	E Avenue City L Zone tion, etc., as appropriate	OS ANGELES ; mE/ e)	Zip mN v is a duplex and shares two
P3 Description: (Describe resource Two-story; rectangular plan; Trans wood-frame roof; wood stud-wall sexposed rafters; decorative bracke (alteration); panel door with multi-life pane	structure; partial-width front po ets; double hung multi-light ab	y residence; multi-lev rch with square colur	dition, alterations, size, and el roof; wood clapboar nns above wood porch	nd boundaries) rd and shingle siding; rn wall; wide eaves with
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Buildin		Site District	P5b Description (View, date, acc	ructed/Age and Sources: ic Historic Both
			2717 S NORMA LOS ANGELES P8. Recorded & (Name, affiliatio Amanda Kainer PCR Services 233 Wilshire Blo Santa Monica, (	CA 90007  Dy:  n, and address)  Vd, Ste 130  CA 90401
P11 Penert Citation: (Cite survey r	eport and other sources, or enter	"none ")	P10. Survey Ty Intensive Level	pe: (Describe)
<b>P11. Report Citation:</b> (Cite survey report of the Services, Intensive Historic Resorted)			os Angeles, California, F	Prepared for the C
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	<ul><li>✓ Continuation Sheet</li><li>✓ Building, Structure, and Object</li><li>☐ Archaeological Record</li></ul>	ect Record Linear	Feature Record	ock Art Record rtifact Record hotograph Record

Page 2 of 3				NRHP Status Code:	5D3
1 age 2 or 3	Resource Name or # (As	ssigned by rec	corder)	2717 NORMANDIE Avenue	
P1 Historia Nama	e: 2717 Normandie	ooigiiou by 100	, o. ao.,	21 TT TOTAL TOTAL	
	ne 2717 and 2719 Normandie				
B3. Original Use:		4. Present Use	ē.		
B5. Architectural			<b>.</b>		
B6. Construction		d date of altera	ations)		
No original permit			,		
B7. Moved?	No ☐ Yes ☐ Unknown Date:	0.	riainal l	acation.	
B8. Related Feat		Or	riginal Lo	ocation:	
Do. Nelated Feat	ures.				
B9a. Architect: U	Inknown	B9	9b. Builde	er: Unknown	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs	s; Streetcar Ar	rea		
Period of Signature	-	erty Type		• •	e Criteria A, C
	ce in terms of historical or architectural contex		y theme,	period, and geographic scope.	Also address integrity.)
Theme: Railroa	ad and Horsecar Suburbs; Streetcar Subu	ırbs			
The Charles Vi	ctor Hall Tract is a good example of an e	arly streetcai	r suhurh	At the time of its subdivision	on in 1887 the tract was
	farmland and considered a great distance				
area was prope	elled by the advent of the horsecar, cable	car, and late	er the ele	ectric car, connecting it to do	owntown. By 1910, three
	ran along the perimeter of the tract on Ad				
Boulevard to the residences.	e south. By 1912, most of the parcels in	the Charles	Victor F	Hall I ract were improved with	h single-family
residerices.					
The tract was la	aid out on a rectangular grid of streets rui	nning north-s	south an	d east-west. The parcels w	ithin the tract are mostly
	consist of rectangular lots separated by r				
	nce creating wide front yards. Behind m				
	lleys. Street features within the tract incl dent along Hobart Boulevard. Commerci				
	ong the perimeter streets of Western, Ada				
				•	
B11. Additional Re B12. References:	esource Attributes: (List attributes and codes)	)			
D12. Neierences.	•				
				Λ	
B13. Remarks:			1	100	
				IN I	
B14. Evaluator:		PCR Serv	rices		
	233 Wilshire Blvd, Ste 130				
D. (E. L.)	Santa Monica, CA 90401	7/0/0	2000		
Date of Evaluation		7/6/2	2009		
	(This space reserved for official comments.)				
İ					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2717 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/6/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

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## PRIMARY RECORD

Primary # HRI# Trinomial

	Other Listings	NRHP Status Code 5D1			
	Review Code	Reviewer		Date	
Page 1 of 3	Resource Name or #: (Assign		NORMANDIE A		
P1. Other Identifier:	· -				
<b>P2. Location:</b>	tion Unrestricted	a. County			
and (P2b and P2c or P2d. Attach a		oo <b>,</b>			
b. USGS 7.5' Quad	Date T	; R ; 1/4 of	1/4 of Sec	: B.M.	
c. Address: 2720	S NORMANDI	, ,		Zip	
		Zone :	mE/	mN	
d. UTM: (Give more than one for la	,	,	III <b>C</b> /	IIIN	
e. Other Locational Data (e.g. Parce					
Oriented with the primary (west) ele	vation facing west. Located on t	ne east side of Normandie Ave	nue.		
			Parcel		
	and its major elements. Include				
Two-story; rectangular plan; Transi					
roof; wood stud-wall structure; full-v					
decorative brackets; decorative ver	ge board; double hung single	e-light windows; metal secui	rity bar window	s and door (alteration).	
P3b. Resource Attributes: (List attribu	ites and codes)				
P4. Resources Present:	☐ Structure ☐ Object ☐ S	Site District Elemen	nt of District	Other (Isolates, etc.)	
- Interest in the second					
			P5b Descriptio	n of Photo:	
	<b>A</b>				
			(View, date, ac	•	
				n, Lkg E, Mar 2009	
			P6. Date Cons	tructed/Age and Sources:	
			Prehisto	ric <b>✓</b> Historic □ Both	
	HV		1906		
			P7. Owner Ad	aress:	
			5408 WEST B	BLVD	
	Section 1		LOS ANGELES	S CA 90043	
			P8. Recorded	bv:	
				on, and address)	
	THE PARTY OF THE		Amanda Kaine	•	
			PCR Services	1	
				and are and Code 420	
				oulevard, Suite 130	
			Santa Monica,	CA 90401	
			P9. Date Reco	rded: 3/17/2009	
			P10. Survey T	ype: (Describe)	
			Intensive Leve		
				- ·· · · · · · ·	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")			
Attachments: NONE	Continuation Sheet	☐ District Reco	rd 🗌 I	Rock Art Record	
Location Map	☐ Building, Structure, and Obje	ect Record  Linear Featur		Artifact Record	
Sketch Map	Archaeological Record	☐ Milling Station		Photograph Record	
Other: (List)	/ ii oi la oo logicali 10001a	willing otation		graph Noora	

Page 2 of 3			NRHP Status Code	e: 5D1
. ugo <b>-</b> 0. 0	Resource Name or # (Assign	ned by recorder)	2720 NORMANDIE Avenue	e
B1. Historic Name B2. Common Nam				
B3. Original Use: B5. Architectural B6. Construction	Style: Transitional Craftsman		sidential	
1906: 9-room resi	dence, owner Otto Schmitz, architect/contractor Ec	dward Kendall, for	\$3,500	
B7. Moved? very selection with the selection with t	☑ No ☐ Yes ☐ Unknown Date: ures:	Original L	ocation:	
B9a. Architect: E			er: Edward Kendall	
	gnificance: 1878-1948 Property are in terms of historical or architectural context as and and Horsecar Suburbs; Streetcar Suburbs	<b>Type</b> Residenti defined by theme	• •	cable Criteria A, C ope. Also address integrity.)
surrounded by area was prope streetcar lines i	ctor Hall Tract is a good example of an early farmland and considered a great distance fro elled by the advent of the horsecar, cable car, ran along the perimeter of the tract on Adams ie south. By 1912, most of the parcels in the	om the city cente , and later the el s Boulevard to th	r of Los Angeles. Reside lectric car, connecting it to le north, Western Avenue	ntial development within the o downtown. By 1910, three e to the west and Jefferson
residential and the same distar the adjoining al particularly evid	aid out on a rectangular grid of streets running consist of rectangular lots separated by rear noce creating wide front yards. Behind many lleys. Street features within the tract include dent along Hobart Boulevard. Commercial being the perimeter streets of Western, Adams and	alleyways. The of the residence consistent side uildings and mu	e residences are all set ba es are garages and ancilla walks and plantings. Lar lti-family apartment buildi	ack from the street at roughly ary buildings accessible from rge street trees are ings were eventually
B12. References:				
LA City Permits, L	os Angeles Times, Sanborn Maps			
B13. Remarks:		2	N	
B14. Evaluator:	Amanda Kainer F 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	PCR Services		
Date of Evaluation	*	3/17/2009		
	(This space reserved for official comments.)			

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2720 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

### **B10 Significance (Continued)**

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### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5D3

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2723 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2723 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053034017 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Craftsman single-family residence; cross-gable roof; wood shingle siding; wood-frame roof; wide overhang with exposed rafters and decorative brackets; decorative fascia; wood stud-wall structure; gable dormer; partial width recessed porch with square masonry columns and half-timbered gable; double-hung windows; metal security bar windows and door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1908 P7. Owner Address: 2723 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Dogo 2 of 2		NRHP Status Code:	5D3
Page 2 of 3	Resource Name or # (Assigned b	y recorder) 2723 NORMANDIE Avenue	
B1. Historic Name B2. Common Nam		recorder, 2720 Northwall Die Alberta	
B3. Original Use:	Residential B4. Presen	t Use: Residential	
B5. Architectural			
<b>B6. Construction</b>		alterations)	
No original permit	on file.		
B7. Moved?	✓ No 🗌 Yes 🗌 Unknown 💮 Date:	Original Location:	
B8. Related Featu	ures:	-	
B9a. Architect: L	Inknown	B9b. Builder: <i>Unknown</i>	
B10. Significance			
Period of Sig	•		e Criteria A, C
	ice in terms of historical or architectural context as defin		
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs		• , ,
T 0 1 1"			
	ctor Hall Tract is a good example of an early stree farmland and considered a great distance from th		
	elled by the advent of the horsecar, cable car, and		
streetcar lines r	ran along the perimeter of the tract on Adams Boo	llevard to the north, Western Avenue to	the west and Jefferson
	e south. By 1912, most of the parcels in the Cha	rles Victor Hall Tract were improved with	h single-family
residences.			
The tract was la	aid out on a rectangular grid of streets running no	rth-south and east-west. The parcels w	ithin the tract are mostly
residential and	consist of rectangular lots separated by rear alley	ways. The residences are all set back to	from the street at roughly
	nce creating wide front yards. Behind many of th		
	lleys. Street features within the tract include con- dent along Hobart Boulevard. Commercial buildin		
	ong the perimeter streets of Western, Adams and		
P11 Additional Pa	esource Attributes: (List attributes and codes)		
B12. References:	,		
LA City Permits, L	os Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:		N	
		IN .	
B14. Evaluator:	Amanda Kainer PCR	Services	
Di ii Ziaiaaioi.	233 Wilshire Blvd, Ste 130	50, 11000	
	Santa Monica, CA 90401		
Date of Evaluatio	n:	7/6/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2723 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/6/2009

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2727 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2727 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053034018 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wide overhang with exposed rafters and decorative brackets; decorative fascia; wood stud-wall structure; gable vent; partial width recessed porch with square columns; vertical slider windows (alteration); double-hung windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1907 P7. Owner Address: 2727 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3	NRHP Status Code: 5D3	
Ü	Resource Name or # (Assigned by recorder) 2727 NORMANDIE Avenue	
B1. Historic Name B2. Common Nan B3. Original Use: B5. Architectural B6. Construction No original permit	Name se: Residential B4. Present Use: Residential ural Style: Transitional Craftsman tion History: (Construction date, alterations, and date of alterations)	
B7. Moved? \[ \] B8. Related Feat	✓ No ☐ Yes ☐ Unknown Date: Original Location: Features:	
(Discuss importar	ance: Theme: Railroad and Horsecar Suburbs; Streetcar Area  of Significance: 1878-1948 Property Type Residential Applicable Criter ortance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also ac	
The Charles Vi surrounded by area was prope streetcar lines	ilroad and Horsecar Suburbs; Streetcar Suburbs  s Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 18 by farmland and considered a great distance from the city center of Los Angeles. Residential develor ropelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtowness ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the western to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with singless.	opment within the n. By 1910, three st and Jefferson
residential and the same dista the adjoining a particularly evid	as laid out on a rectangular grid of streets running north-south and east-west. The parcels within the and consist of rectangular lots separated by rear alleyways. The residences are all set back from the istance creating wide front yards. Behind many of the residences are garages and ancillary building galleys. Street features within the tract include consistent sidewalks and plantings. Large street to evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eld along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the perimeter streets of Western, Adams and Jefferson later in the tract's history.	e street at roughly gs accessible from rees are eventually
B12. References	al Resource Attributes: (List attributes and codes) ces: its, Los Angeles Times, Sanborn Maps	
B13. Remarks:	s:	
B14. Evaluator:	or: Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401	
Date of Evaluation		
	(This space reserved for official comments.)	

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2727 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/6/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

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In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D1

	Other Listings	NKHP St	atus Code 5D1	
	Review Code	Reviewer		Date
Page 1 of 3 P1. Other Identifier:	Resource Name or #: (Assign	,	2732 NORMANDIE A	venue
P2. Location: Unot for Publica		a. Coun	ty	
and (P2b and P2c or P2d. Attach a			4/4 -	
b. USGS 7.5' Quad c. Address: 2732	Date T S NORMAND	; R ;	1/4 of 1/4 of Security 1/4 of	•
d. UTM: (Give more than one for la		Zone City	: mE/	Zip mN
e. Other Locational Data (e.g. Parce	•		,	IIIIV
Oriented with the primary (west) ele				
enemea marane pinnany (meesy ene	ration rating trees. 200atos on t			
			Parce	No. 5054006008
P3 Description: (Describe resources	and its major elements. Include	e design, materials, co	ondition, alterations, size, a	and boundaries)
One-story; rectangular plan; Transi roof; wood stud-wall structure; full-v board; gable dormer with vent; viny	vidth porch with brick columr			
P3b. Resource Attributes: (List attribu	ites and codes)			
, ,		Cita Diatriat [	The second of District	Other (lealates ata)
P4. Resources Present: ✓ Building	☐ Structure ☐ Object ☐	Site District	Element of District	Other (Isolates, etc.)
			P5b Descriptio	n of Photo:
_			(View, date, ac	
	9		, i	n, Lkg E, Mar 2009
		A SH		structed/Age and Sources:
			Prehisto	
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			P7. Owner Ad	dress:
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The second second		7	4348 KENWC LOS ANGELE	
			P8. Recorded	-
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<b>在,因为各种和自然,因为自然</b>			Amanda Kaine PCR Services	r
				oulevard, Suite 130
THE REAL PROPERTY.			Santa Monica,	*
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Total P			P9. Date Reco P10. Survey T Intensive Leve	ype: (Describe)
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P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments: NONE	Continuation Sheet	☐ Dist	rict Record	Rock Art Record
☐ Location Map	Building, Structure, and Obje	ect Record	ear Feature Record	Artifact Record
☐ Sketch Map	Archaeological Record			Photograph Record
Other: (List)	-			

Page 2 of 3		NRHP Status Code:	5D1					
1 ago 2 or 0	Resource Name or # (Assigned by	recorder) 2732 NORMANDIE Avenue						
B1. Historic Name B2. Common Nam B3. Original Use: B5. Architectural B6. Construction No original permit	Residential B4. Present U  Style: Transitional Craftsman  History: (Construction date, alterations, and date of all	Jse: Residential						
B7. Moved? vB8. Related Featu	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:						
,	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Residential Applicable	e <b>Criteria</b> <i>A, C</i> Also address integrity.)					
surrounded by a area was prope streetcar lines r	The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.							
residential and the same distar the adjoining all particularly evid	aid out on a rectangular grid of streets running north consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the lleys. Street features within the tract include consistent alent along Hobart Boulevard. Commercial building ang the perimeter streets of Western, Adams and Je	rays. The residences are all set back f residences are garages and ancillary b stent sidewalks and plantings. Large s is and multi-family apartment buildings	from the street at roughly buildings accessible from street trees are were eventually					
B12. References:	esource Attributes: (List attributes and codes) : :os Angeles Times, Sanborn Maps							
B13. Remarks:	oo, mgo oo maay gamaan mapa	N						
B14. Evaluator:	Amanda Kainer PCR Se 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	ervices						
Date of Evaluatio	n: 3/1	7/2009						
	(This space reserved for official comments.)							

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2732 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2807 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2807 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053034020 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; hip roof; wood shingle and clapboard siding; woodframe roof; wide overhang with exposed rafters and decorative brackets; wood stud-wall structure; gable vent; side gable porch (alteration); decorative half-timbering in front porch gable; port-cochere (alteration); double hung windows (alteration); metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P4. Resources Present: P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1908 P7. Owner Address: 2807 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

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Page 2 of 3						NF	RHP Status Cod	le: 5D3	
		Resource Na	ame or #	(Assigned by	recorder)	2807 NOF	RMANDIE Avenu	<i>ie</i>	
B1. Historic Name	e:								
B2. Common Nan	ne								
B3. Original Use:	Residential			B4. Present	Use: Re	esidential			
B5. Architectura	l Style: Tra	nsitional Craftsma	an						
<b>B6.</b> Construction	History: (Co	nstruction date, a	lterations,	and date of a	terations)				
1907: 7-room resi 1913: Shed and g 1921: Private gan 1925: Add sleepir	garage, owner/co age, owner Mati	ontractor Henry J. hieus, contractor l	. Eggers, f Buctlay ar	for \$40					
B7. Moved?	<u> </u>	Unknown	Date:		Original	Location:			
B9a. Architect: I	H.J. Eggers				B9b. Build	der: <i>H.J. E</i> ç	ggers		
B10. Significance		Railroad and Hors	ecar Subu	ırbs; Streetcar		•			
Period of Si	gnificance:	1878-1948	Pi	roperty Type	Residen	tial	Appl	icable Criteria	A, C
(Discuss importar Theme: Railroa		nistorical or archite car Suburbs; Str			d by theme	e, period, an	nd geographic so	cope. Also addı	ress integrity.)
streetcar lines Boulevard to the residences.  The tract was leader to the same distate adjoining as particularly evice.	ran along the ne south. By aid out on a reconsist of reconce creating valleys. Street dent along Ho	perimeter of the 1912, most of the ectangular grid o tangular lots se	e tract on the parcel of streets parated l Behind the tract i Comme	Adams Boulds in the Char running nort by rear alleyv I many of the include consi ercial building	evard to to to the south a vays. The residence is tent side and mu	the north, North Hall Tract and east-we be residence wes are gand wewalks and culti-family a	Western Avenut were improve est. The parceces are all set by ages and ancil plantings. Lapartment build	le to the west d with single-i els within the back from the llary buildings arge street tre dings were eve	family tract are mostly street at roughly accessible from es are entually
B11. Additional R B12. References		es: (List attribute	es and cod	des)					
LA City Permits, L		nes, Sanborn Mar	os						
B13. Remarks:						N			
B14. Evaluator:	Amanda Kaine	er		PCR S	ervices				
	233 Wilshire E								
	Santa Monica,	CA 90401							
Date of Evaluation	on:			7/	6/2009				
	(This space re	served for official	comments	s.)					
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2807 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/6/2009

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

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**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2810 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2810 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. 5054006009 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Transitional Craftsman single-family residence; hip roof; wood shingles and clapboard siding; woodframe roof; wood stud-wall structure; partial-width porch with boxed columns; horizontal band with dentils; wide eaves with exposed rafters; decorative verge board; rounded gable vent; bay window; multi-light transom window over single-light windows; double-hung single-light windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ✓ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1905 P7. Owner Address: 2810 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

			NDUD C	Status Code: 5D1	
Page 2 of 3					
	Resource Name or # (Assigne	d by recorde	er) 2810 NORMAN	DIE Avenue	
B1. Historic Name					
B2. Common Nam					
B3. Original Use:		sent Use:	Residential		
B5. Architectural	•		,		
	<b>History:</b> (Construction date, alterations, and date		s)		
	om residence, owner/architect/contractor G.L. Lrour, shed, owner/contractor D.A. McMillian, for \$25	, for \$2,500			
	ner/architect/contractor Can Klisne, for \$40				
2005: Change out	windows and doors, re-roof, owner/contractor Hay	Tanning, for	\$12,000		
B7. Moved? ✓	∕ No ☐ Yes ☐ Unknown Date:	Origin	al Location:		
B8. Related Featu	ures:				
Don Analitant C	24 4 4 4 4 4 4	DOL D	ordida a O. L. Larrosa		
B9a. Architect: G			uilder: G.L. Lrour		
B10. Significance			lantial	Applicable Criteria	4.0
Period of Sig	gnificance: 1878-1948 Property T ce in terms of historical or architectural context as d	ype Resid		Applicable Criteria	
•	nd and Horsecar Suburbs; Streetcar Suburbs	eililed by tile	ine, penou, and geo	igraphic scope. Also addres	ss integrity.)
meme. Namoa	id and Horsecal Suburbs, Streetcal Suburbs				
The Charles Vie	ctor Hall Tract is a good example of an early s	treetcar sul	ourb. At the time o	of its subdivision in 1887,	the tract was
surrounded by	farmland and considered a great distance from	n the city ce	enter of Los Angele	es. Residential developm	ent within the
	elled by the advent of the horsecar, cable car, a				
	ran along the perimeter of the tract on Adams I				
residences.	e south. By 1912, most of the parcels in the 0	Jnaries vic	tor Hall Tract Were	e improvea with single-fai	mily
residences.					
The tract was la	aid out on a rectangular grid of streets running	north-sout	h and east-west.	The parcels within the tra	act are mostly
residential and	consist of rectangular lots separated by rear a	lleyways.	The residences ar	e all set back from the st	reet at roughly
	nce creating wide front yards. Behind many o				
	lleys. Street features within the tract include of				
	dent along Hobart Boulevard. Commercial bui ing the perimeter streets of Western, Adams a				
constructed are	ng the perimeter directe of western, maine al	110 00110100	mater in the tract	o motory, moony during a	110 10200.
B11. Additional Re	esource Attributes: (List attributes and codes)				
B12. References:					
LA City Permits, L	os Angeles Times, Sanborn Maps				
B13. Remarks:			N		
			LA		
B14. Evaluator:	Amanda Kainer	CR Services			
B14. Evaluator.	233 Wilshire Boulevard, Suite 130	JIN GELVICES			
	Santa Monica, CA 90401				
Date of Evaluatio	*	3/17/2009			
	(This space reserved for official comments.)	3,11,2000			
	(This space reserved for onicial comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2810 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

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The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2813 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2813 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053034021 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; multi-level roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; porch with square columns; second story porch; wide overhang with exposed rafters; decorative verge board; single-light and multi-light double-hung windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1906 P7. Owner Address: 2813 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by	recorder) 2813 NORMANDIE Avenue	
B1. Historic Name B2. Common Nam B3. Original Use: B5. Architectural B6. Construction No original permit	ne Residential B4. Present I Style: Transitional Craftsman n History: (Construction date, alterations, and date of a		
B7. Moved?	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:	
B9a. Architect: L B10. Significance Period of Significance (Discuss importan	e: Theme: Railroad and Horsecar Suburbs; Streetcan	Residential Applicable	e <b>Criteria</b> <i>A, C</i> Also address integrity.)
B12. References:	esource Attributes: (List attributes and codes): Los Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCR S 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	Pervices	
Date of Evaluation		17/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2813 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

PHP Status Code 5D

**NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2816 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2816 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. 5054006010 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One-story; rectangular plan; Transitional Craftsman single-family residence; gable on hip roof; wood shingles and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with square columns above wood wall; cantilivered second floor with brackets: wide eaves with exposed rafters; decorative verge board; gable vent; second floor flower box; trusses in gable; multi-light transom window over single-light windows; double-hung single-light windows. P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1906 P7. Owner Address: 2818 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3								NR	RHP Statu	ıs Code:	5D1		
· ·		Re	source Na	ne or # (	Assigned	by recor	der) 2	2816 NOR	RMANDIE	Avenue			
B1. Historic Name B2. Common Nan B3. Original Use: B5. Architectural B6. Construction No original permit	ne Resider I Style: n History:	Transition	al Craftsmaı ion date, alt	7		ent Use: of alteration		dential					
B7. Moved? [ B8. Related Feat		Yes 🗌 Ur	known	Date:		Orig	inal Lo	cation:					
B9a. Architect: (B10. Significance Period of Si (Discuss importar Theme: Railroa	e: Theme: gnificance nce in terms	: 1878-1	al or archite	Pro ctural cont	perty Ty ext as de	tcar <b>Area</b> r <b>pe</b> Res	idential			• •		<b>ia</b> <i>A, C</i> Idress integrity.	)
The Charles Vi surrounded by area was prope streetcar lines Boulevard to the residences.	ictor Hall T farmland a elled by the ran along	ract is a g and consi e advent o the perim	good exam dered a gre of the horse eter of the	ole of an eat distan ecar, cab tract on A	early sta nce from le car, a Adams E	the city on the later of the soulevard	center the ele I to the	of Los A ctric car, north, V	ngeles. connec Vestern	Residentia ting it to a Avenue to	al develo lowntow the we	opment within n. By 1910, a st and Jeffers	the hree
The tract was laresidential and the same distathe adjoining a particularly evidential constructed alo	consist of nce creati lleys. Str dent along	rectangung wide freet feature Hobart B	lar lots sep ont yards. es within th oulevard.	arated by Behind : ne tract in Comme	y rear all many of oclude co rcial buil	leyways. the resid onsistent dings an	The lences sideward multi	residenc are gara alks and f-family a	es are a ages and planting partmen	ll set back d ancillary is. Large nt building	k from the building street to s were e	ne street at rou gs accessible rees are eventually	ighly
B11. Additional R B12. References		ributes: (l	ist attributes	s and code	es)								
B13. Remarks:							1	N					
B14. Evaluator:	233 Wilsh		rd, Suite 13	0	PC	R Service	es		ı				
Date of Evaluation		iica, OA 3	J-10 I			3/17/200	9						
	(This space	e reserved	for official o	omments.	)								

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2816 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

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

### PRIMARY RECORD

Primary # HRI # Trinomial

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5D3 Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2812 DALTON Avenue Page 1 of 2 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2812 **DALTON Avenue** City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue. Parcel No. 5053026029 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; hip roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; pair of gables half-timbered above fixed light windows on second floor; recessed full-width front porch with square columns above a rusticated stone wall; fixed single-light windows with transom above; flat panel door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ☐ Prehistoric ✓ Historic 1903 P7. Owner Address: 2215 S HARVARD BLVD LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/11/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, Ca, October 2011. Attachments: □ NONE ✓ Continuation Sheet ☐ District Record Rock Art Record Location Map ✓ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Other: (List)

Page 2 of 2		NRHP Status Code:	5D3
rage z or z	Resource Name or # (Assigned by	recorder) 2812 DAI TON Avenue	
B1. Historic Name		10001d6.1) 2012 21 21 21 CTV World	
B2. Common Nam	ne		
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	Style: Craftsman		
<b>B6. Construction</b>	History: (Construction date, alterations, and date of a	Iterations)	
	sidence, owner/contractor Hubbard and Gardner, for \$3,	000	
	rner John Satehford, for \$90		
1921. Private Stor	rage, owner Cora M. Latchford, for \$100		
P7 Moved?	A No. T. Voc. T. Haknowa. Doto:	Original Leastion: Voc	
B7. Moved? <b>№</b> B8. Related Featu	/ No Yes Unknown Date:	Original Location: Yes	
bo. Neialeu Feati	ui es.		
B9a. Architect: U	Jnknown	B9b. Builder: Hubbard and Gardner	
B10. Significance	e: Theme: Railroad and Horsecar Suburbs; Streetcar	Area	
Period of Sig	gnificance: 1903 Property Type	Residential Applicable	e Criteria A, C
(Discuss importan	ce in terms of historical or architectural context as define	d by theme, period, and geographic scope.	Also address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vi	stantial Treatian and average of an acres street		on in 1007 the treat was
	ctor Hall Tract is a good example of an early street farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and		
	ran along the perimeter of the tract on Adams Boul		
	e south. By 1912, most of the parcels in the Chai	les Victor Hall Tract were improved with	h single-family
residences.			
The tract was la	aid out on a rectangular grid of streets running non	h-south and east-west. The narcels w	ithin the tract are mostly
	consist of rectangular lots separated by rear alley		
	nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consi		
	dent along Hobart Boulevard. Commercial building		
constructed ato	ong the perimeter streets of Western, Adams and J	enerson later in the tract's history, most	lly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
		77471	
B13. Remarks:		N	
		IN .	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
B14. Evaluator.	233 Wilshire Boulevard. Suite 130	ervices	
	Santa Monica, CA 90401		
Date of Evaluatio	·	1/2009	
	(This space reserved for official comments.)		
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State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

NRHP S	Status	Code	5D1
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Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2818 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2818 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. 5054006011 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; gable on hip roof; wood shingles and clapboard siding; wood-frame roof; wood stud-wall structure; enclosed partial-width porch (alteration); wide eaves with exposed rafters; decorative verge board; transom multi-light window over single-light windows; fixed single-light windows (altered). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1905 P7. Owner Address: 2818 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

<b>D</b> 0 ( 0		NRHP Status Code: 5	D1
Page 2 of 3	December Name of the (Assigned by		
		recorder) 2818 NORMANDIE Avenue	
B1. Historic Name			
B2. Common Nam			
B3. Original Use:	Residential B4. Present	Use: Residential	
B5. Architectural	•	torotions)	
	History: (Construction date, alterations, and date of a dence, owner/contractor G.J. Leown, for \$2,800	terations)	
	rner Richard Schmidt, contractor H.P. Larsen, for \$100		
	✓ No U Yes U Unknown Date:	Original Location:	
B8. Related Featu	ures:		
B9a. Architect: L	Jnknown	B9b. Builder: C.J. Leown	
B10. Significance			
Period of Sig	•		riteria A, C
(Discuss importan	ice in terms of historical or architectural context as define	d by theme, period, and geographic scope. Als	so address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; Streetcar Suburbs		
	ctor Hall Tract is a good example of an early street		
	farmland and considered a great distance from the elled by the advent of the horsecar, cable car, and		
	ran along the perimeter of the tract on Adams Bou		
	e south. By 1912, most of the parcels in the Chai		
residences.			
The tract was la	aid out on a rectangular grid of streets running non	h-south and east-west The narcels with	in the tract are mostly
	consist of rectangular lots separated by rear alleys		
the same distar	nce creating wide front yards. Behind many of the	residences are garages and ancillary buil	ldings accessible from
	lleys. Street features within the tract include cons		
	dent along Hobart Boulevard. Commercial building ong the perimeter streets of Western, Adams and J		
constructed alo	ing the perimeter streets or western, Adams and o	enerson later in the tract's history, mostly	during the 1920s.
	esource Attributes: (List attributes and codes)		
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
		- A	
D12 Domorko			
B13. Remarks:			
		Para de la	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 3/	7/2009	
	(This space reserved for official comments.)		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2818 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

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Theme: Arts & Crafts Movement

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

### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP	Status	Code	5D1

Other Listings **Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2828 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2828 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue. Parcel No. 5054006012 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; gable on hip roof; wood shingles and clapboard siding; wood-frame roof, wood stud-wall structure; partial-width porch with square columns above low wood wall, projecting second floor with brackets; wide eaves with exposed rafters; decorative verge board; gable vent; half-timbered gable end over entrance; doublehung single-light windows; transom window flanked by side-lights; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009 P6. Date Constructed/Age and Sources: ✓ Historic Prehistoric 1906 P7. Owner Address: 2828 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3					NRHP S	Status Code:	5D1	
		Resource Name or #	(Assigned by r	ecorder)	2828 NORMAN	IDIE Avenue		
B1. Historic Name								
B2. Common Nam			5.5					
B3. Original Use:	Residential		B4. Present U	Jse: Re	sidential			
B5. Architectural		<i>ional Craftsman</i> ruction date, alterations,	and data of alt	orations)				
	• ,	ractor G.J. Leown, for \$3		erations)				
rood. o room room	donoc, owner, cont	ασίοι <b>σ.σ.</b> Εσσ <i>νι</i> τι, τοι φο	,,000					
B7. Moved? ▼	∕ No ☐ Yes ☐	Unknown Date:		Original L	ocation:			
B8. Related Feat		Olikilowii Date.		Original L	.ocation.			
B9a. Architect: u					der: G.J. Leown			
B10. Significance Period of Significance		road and Horsecar Subu 78-1948 <b>P</b> 1	*		ial	Annliaghle	Critoria A C	
		orical or architectural cor	roperty Type			• • •	e Criteria A, C	
		Suburbs; Streetcar S		by theme	, period, and get	ograpino scopo.	Also address integrity.)	
							on in 1887, the tract was development within the	
							wntown. By 1910, three	
streetcar lines i	ran along the per	imeter of the tract on	Adams Boule	evard to the	he north, Weste	ern Avenue to	the west and Jefferson	
	e south. By 191	12, most of the parcel	s in the Charl	es Victor	Hall Tract were	e improved witl	h single-family	
residences.								
The tract was la	aid out on a recta	angular grid of streets	running north	n-south ai	nd east-west.	The parcels w	ithin the tract are mostly	
							from the street at roughly	
		e tront yards. Benind tures within the tract i					ouildings accessible from	
		t Boulevard. Comme						
constructed alo	ong the perimeter	streets of Western, A	Adams and Je	efferson la	ater in the tract	's history, most	tly during the 1920s.	
B11. Additional Re	esource Attributes:	(List attributes and cod	des)					
B12. References:		,	,					
LA City Permits, L	os Angeles Times,	Sanborn Maps						
B13. Remarks:				2	4			
D13. Remarks.				ſ	N			
B14. Evaluator:	Amanda Kainer		PCR Se	ervices				
	233 Wilshire Boul	evard, Suite 130						
	Santa Monica, CA	90401						
Date of Evaluatio				7/2009				
	(This space reserv	ved for official comments	s.)					

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2828 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

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Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D1

	Other Listings Review Code	Reviewer	Date	
Page 1 of 3 P1. Other Identifier: P2. Location:  Not for Publicate and (P2b and P2c or P2d. Attach a		a. County	900 NORMANDIE Avenue	
b. USGS 7.5' Quad c. Address: 2900 d. UTM: (Give more than one for la e. Other Locational Data (e.g. Parcel Oriented with the primary (west) elev	#, directions to resource, eleva	Zone ; tion, etc., as appropriate)	S ANGELES Zip mE/ mN	B.M.
Two-story; rectangular plan; Craftsr	man multi-family residence; q ith square columns; wide ea	gable roof; stucco siding	Parcel No. 5054007012 on, alterations, size, and boundaries) (alteration); wood-frame roof; wood six decorative verge board; vinyl slider	
P3b. Resource Attributes: (List attributes: P4. Resources Present: ✓ Building		Site □ District □ Ele	ment of District Other (Isolates, etc.)  P5b Description of Photo:	)
			(View, date, accession #)  West Elevation, Lkg E, Mar 2009  P6. Date Constructed/Age and Sc  ☐ Prehistoric  ✓ Historic  1913	ources:
		E S	P7. Owner Address:  2900 S NORMANDIE AVE LOS ANGELES CA 90007	
			P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	
			P9. Date Recorded: 3/1 P10. Survey Type: (Describe) Intensive Level Survey	7/2009
P11. Report Citation: (Cite survey rep	port and other sources, or enter	"none.")		
Attachments: NONE Location Map Sketch Map	Continuation Sheet Building, Structure, and Obje Archaeological Record		ecord Rock Art Record eature Record Artifact Record ation Record Photograph Record	

Page 2 of 3				NRHP Sta	atus Code:	5D1
	Resource N	lame or # (Assigne	d by recorder)	2900 NORMAND	IE Avenue	
B1. Historic Name	:					
B2. Common Nam	ne					
B3. Original Use:	Residential	B4. Pres	sent Use: Re	esidential		
B5. Architectural	•					
	<b>History:</b> (Construction date, oms), owner Equina F. Seatace				200	
,	orns), owner Equina F. Seatace rner Emma G Seatau, contracto	,	ccec, Contracto	or Ley Bros, for \$7,0	000	
	age, owner Emma G. Seaton, co		e Building Co, fo	or \$89		
	✓ No U Yes Unknown	Date:	Original I	Location:		
B8. Related Feat	ures:					
B9a. Architect: F	I.J. Tenaccec		B9b. Build	der: Ley Bros		
B10. Significance	e: Theme: Railroad and Hor	secar Suburbs; Stree	etcar <b>Area</b>			
Period of Signature			<b>ype</b> Resident		• •	Criteria A, C
	ce in terms of historical or archi		efined by theme	e, period, and geog	raphic scope. A	lso address integrity.)
Theme: Railroa	nd and Horsecar Suburbs; S	treetcar Suburbs				
The Charles Vi	ctor Hall Tract is a good exa	mple of an early si	treetcar subur	b. At the time of	its subdivision	in 1887, the tract was
	farmland and considered a					
	elled by the advent of the ho					
	ran along the perimeter of the south. By 1912, most of					
residences.	e south. By 1912, most of	ine parceis in the C	Silaries victor	Tiali Tract Were I	mproved with	Sirigi <del>c-</del> rarrilly
	aid out on a rectangular grid					
	consist of rectangular lots so nce creating wide front yards					
	lleys. Street features within					
	dent along Hobart Boulevard					
constructed alo	ng the perimeter streets of \	Nestern, Adams ai	nd Jetterson l	ater in the tract's	history, mostly	during the 1920s.
B11. Additional Re	esource Attributes: (List attribu	tes and codes)				
B12. References:						
LA City Permits, L	os Angeles Times, Sanborn Ma	ps				
				A .		
B13. Remarks:						
DIS. Remarks.			1	N		
B14. Evaluator:	Amanda Kainer	PC	CR Services			
	233 Wilshire Boulevard, Suite	130				
	Santa Monica, CA 90401					
Date of Evaluatio	n:		3/17/2009			
	(This space reserved for official	I comments.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2900 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

#### **B10 Significance (Continued)**

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

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Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2903 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2903 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053033013 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Colonial Revival single-family residence; hip roof with pedimented primary elevation; wood clapboard siding; wood-frame roof; wood stud-wall structure; tow-story full-width porch; Doric columns; decorative brackets; side porch; doublehung windows; multi-light windows (some painted over). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1895 P7. Owner Address: 2903 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/6/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Page 2 of 3		NRHP Status Cod	e: 5D3
	Resource Name or # (Assigned	oy recorder) 2903 NORMANDIE Avenu	re
B1. Historic Name B2. Common Nam B3. Original Use: B5. Architectural B6. Construction No original building	ne Residential B4. Prese I Style: Colonial Revival n History: (Construction date, alterations, and date of		
B7. Moved?	☑ No ☐ Yes ☐ Unknown Date: ures:	Original Location:	
B9a. Architect: & B10. Significance Period of Significance (Discuss important)	e: Theme: Railroad and Horsecar Suburbs; Street	e Residential Appli	icable Criteria A, C ope. Also address integrity.)
B12. References	esource Attributes: (List attributes and codes) : Los Angeles Times, Sanborn Maps		
B13. Remarks:		N	
B14. Evaluator:	Amanda Kainer PCF 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401	Services	
Date of Evaluation		7/6/2009	
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Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2903 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/6/2009

#### **B10 Significance (Continued)**

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Colonial Revival: The Colonial Revival Style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.

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

## **PRIMARY RECORD**

Primary # HRI # Trinomial

NRHP Status Code 5D3

	Other Listings		-	
	Review Code	Reviewer	Date	
Page 1 of 3  P1. Other Identifier:  P2. Location: Not for Publication and (P2b and P2c or P2d. Attach at b. USGS 7.5' Quad c. Address: 2907 d. UTM: (Give more than one for late. Other Locational Data (e.g. Parce Oriented with the primary (east) elevations.)	Location Map as necessary.)  Date T S NORMAND rge and/or linear resources) I #, directions to resource, eleva	a. Count ; R ; E Avenue City Zone tion, etc., as appropria	1/4 of 1/4 of Sec ;  LOS ANGELES Zip ; mE/ mN te)	В.М.
Two-story; rectangular plan; Transi wood-frame roof; wide eaves with e	tional Craftsman single-famil exposed rafters; wood stud-w	y residence; cross g vall structure; gable v	Parcel No. 5053033014 ndition, alterations, size, and boundaries) able roof; wood shingle and clapboard s vent; decorative band above first and se s (alteration); metal security bar window	siding; econd
P3b. Resource Attributes: (List attributes: Attributes: (List attributes: P4. Resources Present: Building	Structure Object	Site District	P5b Description of Photo: (View, date, accession #)  East Elevation, Lkg W, June 2009  P6. Date Constructed/Age and S  Prehistoric Historic  1906  P7. Owner Address:  2907 S NORMANDIE AVE LOS ANGELES CA 90007  P8. Recorded by: (Name, affiliation, and address)  Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130  Santa Monica, CA 90401  P9. Date Recorded: 7	
			P10. Survey Type: (Describe) Intensive Level Survey	
P11. Report Citation: (Cite survey re	port and other sources, or enter	"none.")		
Attachments:  NONE  Location Map  Sketch Map  Other: (List)	Continuation Sheet Building, Structure, and Obje Archaeological Record	ect Record Linea	ict Record Rock Art Record ar Feature Record Artifact Record g Station Record Photograph Record	

Dogo 2 of 2		NRHP Status Code:	5D3
Page 2 of 3	Resource Name or # (Assigned by		
B1. Historic Name B2. Common Nam	s:	Coolder) 2007 NOTHING INDICATION	
B3. Original Use:	Residential B4. Present	Jse: Residential	
B5. Architectural		Joe. Residential	
B6. Construction		terations)	
No original permit	• •	,	
B7. Moved? ✓	✓ No	Original Location:	
B8. Related Featu		Original Eccation.	
Doi Holatoa i oatt	ui 001		
B9a. Architect: L		B9b. Builder: <i>Unknown</i>	
B10. Significance			
Period of Sig	-		Criteria A, C
•	nce in terms of historical or architectural context as define	by theme, period, and geographic scope.	Also address integrity.)
i neme: Raiiroa	ad and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vie	ctor Hall Tract is a good example of an early street	car suburb. At the time of its subdivisio	n in 1887, the tract was
surrounded by	farmland and considered a great distance from the	city center of Los Angeles. Residential	development within the
	elled by the advent of the horsecar, cable car, and l		
	ran along the perimeter of the tract on Adams Boul ne south. By 1912, most of the parcels in the Char		
residences.	ie south. By 1912, most of the parcels in the Ghar	es victor riali traci were improved with	i Sirigic-rairilly
	aid out on a rectangular grid of streets running nort		
	consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the		
	lleys. Street features within the tract include consi		
particularly evic	dent along Hobart Boulevard. Commercial building	s and multi-family apartment buildings	were eventually
constructed alo	ong the perimeter streets of Western, Adams and J	efferson later in the tract's history, most	ly during the 1920s.
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:	·		
LA City Permits, L	os Angeles Times, Sanborn Maps		
		7747	
B13. Remarks:		N	
		1.9	
B14. Evaluator:	Amanda Kainer PCR S	ervices	
	233 Wilshire Blvd, Ste 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 7/	6/2009	
	(This space reserved for official comments.)		
	<i>,</i>		

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2907 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/6/2009

#### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

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The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** Other Listings **Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2915 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2915 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053033015 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood shingle and clapboard siding; wood-frame roof; wood stud-wall structure; front facing double gable with vents; enclosed second story sun-porch (alteration); partial first floor porch (north) with square boxed columns above a low porch wall; partial (metal porch cover (alteration); louvered windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1905 P7. Owner Address: 2915 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services Corp 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/2/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

					NDHD	Status Code:	5D3
Page 2 of 3			/A : 11				000
	l	Resource Name or #	(Assigned by r	ecorder)	2915 NORMAN	IDIE Avenue	
B1. Historic Name	:						
B2. Common Nam							
B3. Original Use:	Residential		B4. Present U	Jse: Res	sidential		
B5. Architectural		onal Craftsman					
	•	uction date, alterations,			f #0.000		
		Mouroe, architect A.L. A chitect Arthur Acker, fo		r vv.H. vvii	son, for \$3,800		
Carago, c		omioot, maran , tonor, ro	φ				
B7. Moved? ✓	No 🗌 Yes 🗌 🛚	Unknown Date:		Original L	ocation:		
B8. Related Featu	ıres:						
B9a. Architect: A					er: W.H. Wilson	า	
B10. Significance		oad and Horsecar Subu	*			A II I. I.	- <b>O</b> utranta
Period of Sig	•		roperty Type				e Criteria A, C
•				by theme	, period, and geo	ograpnic scope.	Also address integrity.)
Theme: Railroa	d and Horsecar S	Suburbs; Streetcar S	uburbs				
The Charles Vio	ctor Hall Tract is a	a good example of a	n early streeto	ar suburl	b. At the time	of its subdivisio	on in 1887, the tract was
							development within the
area was prope	lled by the adven	t of the horsecar, ca	ble car, and la	ater the e	lectric car, con	necting it to do	wntown. By 1910, three
							the west and Jefferson
	e south. By 1912	2, most of the parcel	s in the Charl	es Victor	Hall Tract were	e improved with	h single-family
residences.							
The tract was la	aid out on a rectai	ngular grid of streets	runnina north	n-south ai	nd east-west.	The parcels w	ithin the tract are mostly
							from the street at roughly
the same distar	nce creating wide	front yards. Behind	many of the	residence	es are garages	and ancillary b	buildings accessible from
		ures within the tract i					
		Boulevard. Comme					
constructed alo	ng tne perimeter	streets of Western, A	aams and Je	errerson ia	iter in the tract	's nistory, most	tly during the 1920s.
B11. Additional Re	source Attributes:	(List attributes and cod	des)				
B12. References:		(	,				
LA City Permits, L	os Angeles Times,	Sanborn Maps					
					1		
B13. Remarks:				2			
					N		
					h		
B14. Evaluator:			PCR Services	s Corp			
	233 Wilshire Blvd,	Ste 130					
	Santa Monica, CA	90401					
Date of Evaluatio	n:		7/2	2/2009			
	(This space reserve	ed for official comment	s.)				

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2915 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/2/2009

#### **B10 Significance (Continued)**

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

### PRIMARY RECORD

Primary # HRI # Trinomial

**NRHP Status Code Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2917 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2917 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053033016 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; side gable and front gambrel roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with shed roof and decorative columns; wide overhang with exposed eaves and decorative brackets; decorative sill below second floor window; double-hung single-light windows; multi-light slider windows (alteration); single-light slider window (alteration); single-light fixed windows; transom window over single-light window with glass side panels; paneled door (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1903 P7. Owner Address: 2917 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401 P9. Date Recorded: 3/17/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Primary # HRI #

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3		NRHP Status Code:	5D3
	Resource Name or # (Assigned by I	recorder) 2917 NORMANDIE Avenue	
B1. Historic Name	e.		
B2. Common Nam			
B3. Original Use:	Residential B4. Present U	Jse: Residential	
B5. Architectural		700. Rodiaeriiai	
		torations)	
B6. Construction		erations)	
No original permit	on lie.		
B7. Moved? ✓	✓ No	Original Location:	
B8. Related Featu		Original Education.	
Do. Neialeu i eall	ui 65.		
B9a. Architect: L	Inknown	B9b. Builder: Unknown	
B10. Significance			
Period of Sig			e Criteria A, C
•	ce in terms of historical or architectural context as defined	• •	•
•		Tby theme, period, and geographic scope.	Also address integrity.)
meme. Rainua	nd and Horsecar Suburbs; Streetcar Suburbs		
The Charles Vid	ctor Hall Tract is a good example of an early streeto	ear suburb. At the time of its subdivision	n in 1887, the tract was
	farmland and considered a great distance from the		
	elled by the advent of the horsecar, cable car, and la		
	ran along the perimeter of the tract on Adams Boule		
Boulevard to the	e south. By 1912, most of the parcels in the Charl	es Victor Hall Tract were improved with	າ single-family
residences.			
<b>-</b> , , , ,		· · · · · · · · · · · · · · · · · · ·	
	aid out on a rectangular grid of streets running north		
	consist of rectangular lots separated by rear alleyw nce creating wide front yards. Behind many of the		
	le creating wide from yards. Benind many of the leys. Street features within the tract include consist		
	dent along Hobart Boulevard. Commercial building		
	ng the perimeter streets of Western, Adams and Je		
		•	, ,
B11. Additional Re	esource Attributes: (List attributes and codes)		
B12. References:			
LA City Permits, L	os Angeles Times, Sanborn Maps		
		<b>A</b>	
B13. Remarks:			
		IN I	
B14. Evaluator:	Amanda Kainer PCR Se	ervices	
	233 Wilshire Boulevard, Suite 130		
	Santa Monica, CA 90401		
Date of Evaluatio	on: 3/1/	7/2009	
	(This space reserved for official comments.)		
	(This space reserved for official confinents.)		

## **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2917 NORMANDIE Avenue

Recorded by Amanda Kainer Date 3/17/2009

### **B10 Significance (Continued)**

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Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

RHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2929 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2929 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053033018 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Transitional Craftsman single-family residence; cross gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial width entrance porch with square masonry columns; porch gable with vent and wide eaves with decorative brackets; double-hung windows; metal security bar door (alteration). P3b. Resource Attributes: (List attributes and codes) P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, June 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1913 P7. Owner Address: 2929 S NORMANDIE AVE LOS ANGELES CA 90007 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90401 P9. Date Recorded: 7/2/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Primary # HRI #

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3					NRH	P Status Code:	5D3	
Page 2 of 3	Res	ource Name or # (	(Assigned by r	ecorder)		ANDIE Avenue		
B1. Historic Name		ourse rame or #	(ricolgillod by I	0001401)	2020 1101 1111	11121271101140		
B2. Common Nan								
B3. Original Use:	Residential		B4. Present U	lse: Res	sidential			
B5. Architectural	Style: Transitional	Craftsman						
B6. Construction	History: (Construction	n date, alterations, a	and date of alte	erations)				
	dence, owner H.J. Sher		/an Janck, cor	ntractor A.	J. Sherman, fo	or \$4,000		
1912: Garage, ow	ner A.J. Sherman, for \$2	200						
B7. Moved?	✓ No 🗌 Yes 🗌 Unk	nown Date:		Original L	ocation:			
B8. Related Feat	ures:							
B9a. Architect: F	P.J. Van Janck			B9b. Build	er: A.J. Sher	rman		
B10. Significance		and Horsecar Subur			o 7 <b>0</b> 7			
Period of Si		48 <b>Pr</b> o	perty Type	Residenti	ial	Applica	ble Criteria A,	С
(Discuss importar	ce in terms of historical	or architectural cont	text as defined	by theme	, period, and o	geographic scop	e. Also address i	ntegrity.)
Theme: Railroa	nd and Horsecar Subl	urbs; Streetcar Su	burbs					
The Charles Vi	otor Hall Troot is a go	and avample of an	oorly otrooto	or oubur	At the tim	o of its subdivi	ision in 1997 th	o troot was
	ctor Hall Tract is a go farmland and conside							
	elled by the advent of							
	ran along the perimet							
Boulevard to the residences.	e south. By 1912, m	ost of the parcels	in the Charle	es Victor	Hall Tract w	ere improved v	vith single-tamil	У
residerices.								
	aid out on a rectangu							
	consist of rectangula							
	nce creating wide fror lleys. Street features							
	dent along Hobart Bo							
constructed ald	ng the perimeter stre	ets of Western, A	dams and Je	fferson la	iter in the tra	act's history, m	ostly during the	1920s.
B11. Additional R	esource Attributes: (Lis	t attributes and code	es)					
B12. References	·		,					
LA City Permits, L	os Angeles Times, San	born Maps						
					7747			
D40. Daniela								
B13. Remarks:					N			
					2.2			
B14. Evaluator:	Amanda Kainer		PCR Se	rvices				
	233 Wilshire Blvd, Ste	130						
	Santa Monica, CA 904	101						
Date of Evaluation	n:		7/2	2/2009				
	(This space reserved for	or official comments.	.)					

## **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2929 NORMANDIE Avenue

Recorded by Amanda Kainer Date 7/2/2009

### **B10 Significance (Continued)**

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being "simple but artistic," the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it. As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Transitional Craftsman: The Transitional Craftsman style popular from 1895-1915 includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails, decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

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

### PRIMARY RECORD

Primary # HRI# **Trinomial** 

**NRHP Status Code** 

**Other Listings Review Code** Reviewer Date Resource Name or #: (Assigned by recorder) 2947 NORMANDIE Avenue Page 1 of 3 P1. Other Identifier: ☐ Not for Publication Unrestricted P2. Location: a. County and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date ; 1/4 of 1/4 of Sec B.M. c. Address: 2947 NORMANDIE Avenue City LOS ANGELES Zip d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. Parcel No. 5053033022 P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Two-story; rectangular plan; Mission Revival multi-family residence; flat roof with Mission-style parapet; painted stucco; wood-frame roof; wood stud-wall structure; decorative red tiles along roof parapet; decorative brackets at roof line; towers; recessed arched entrance; semi-circular attic vents; original fan lights above aluminum sliders and double-hung windows (alteration); double-hung single-light windows (alteration). P3b. Resource Attributes: (List attributes and codes) **P4. Resources Present:** ✓ Building Structure Object Site ☐ District ☐ Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009 P6. Date Constructed/Age and Sources: Prehistoric **✓** Historic 1924 P7. Owner Address: 1661 W 35TH PL LOS ANGELES CA 90018 P8. Recorded by: (Name, affiliation, and address) Amanda Kainer PCR Services 233 Wilshire Blvd, Ste 130 Santa Monica, CA 90405 P9. Date Recorded: 4/15/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Primary # HRI #

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3					NRHP	Status Code:	5D3	
	Resou	rce Name or #	(Assigned by r	ecorder)	2947 NORMAI	NDIE Avenue		
B1. Historic Name	):							
B2. Common Nan	ne							
B3. Original Use:	Residential		B4. Present U	lse: Res	sidential			
B5. Architectural	•							
	History: (Construction (21 rooms, 4 families), own				a architact Mr	Harry Lungar on	entractor M. Alport	ப
Welensky and L.	Goldberg, for \$16,000		-			-		
	age, owner M. Alpert, H. V	Velensky and L. (	Goldberg, archit	tect Mr. Ha	arry Lunser, con	tractor M. Alpert,	H. Welensky and	L.
Goldberg, for \$60	O							
B7. Moved?	✓ No ☐ Yes ☐ Unkno	own Date:		Original L	ocation:			
B8. Related Feat								
B9a. Architect: /	Mr. Harry Lunser			B9b. Build	er: M. Alpert, F	H. Welensky and	L. Goldberg	
B10. Significance	•	nd Horsecar Subu			, ,	,	Ü	
Period of Si	gnificance: 1878-1948	Pi	roperty Type	Residenti	ial	Applicabl	le Criteria A, C	
(Discuss importar	nce in terms of historical or	architectural cor	ntext as defined	by theme	, period, and ge	ographic scope.	Also address inte	grity.)
Theme: Railroa	ad and Horsecar Suburi	bs; Streetcar St	uburbs					
The Charles Vi	ctor Hall Tract is a goo	d example of a	n early streeto	ar suburt	b. At the time	of its subdivision	on in 1887, the ti	ract was
	farmland and considere							
	elled by the advent of th							
	ran along the perimeter ne south. By 1912, mo							tterson
residences.	ic sodui. By 1012, mo	st of the parcen	o iii tiio Onan	os violoi	rian riadi woi	c improved wit	ir single farmly	
The fire of	-:					<b>T</b> l	uidein den dan de	
	aid out on a rectangula consist of rectangular l							
	nce creating wide front							
the adjoining a	lleys. Street features v	vithin the tract i	include consis	tent side	walks and pla	ntings. Large	street trees are	
	dent along Hobart Boul ong the perimeter street							
constructed arc	ing the perimeter street	s or Western, F	idanis and Je	ileisoii la	iter iii tiie tiac	i s riistory, rrios	say during the 19.	203.
B11. Additional Ri B12. References	esource Attributes:  (List a :	attributes and cod	des)					
LA City Permits, L	os Angeles Times, Sanbo	orn Maps						
					224.7			
B13. Remarks:				- 1	N			
					1.7			
B14. Evaluator:	Amanda Kainer		PCR Se	ervices				
	233 Wilshire Blvd, Ste 13	30						
	Santa Monica, CA 9040	5						
Date of Evaluation				5/2009				
	(This space reserved for	official comments	s.)					
				1				

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

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2947 NORMANDIE Avenue

Recorded by Amanda Kainer Date 4/15/2009

### **B10 Significance (Continued)**

Theme: Early Revival of Colonial Styles

The early-California period of revival styles grew popular beginning in the late 19th century and continued into the 1920s. Styles included the Mission Revival, Monterey Revival, Pueblo Revival, and Mediterranean Revival. Interest in Spanish-era southwest architecture was part of a movement that sought to create a California identity based on its mythical Spanish past. Initiated by boosters who intended to draw Midwesterners to California, the architecture of these colonial styles was meant to connect California to Spain, which helped in the marketing of California as The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1912, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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Mediterranean. Examples of these styles in the Charles Victor Hall Tract include the Mission Revival and Mediterranean Revival styles.

Mission Revival: Beginning in California during the 1890s, the Mission Revival Style remained popular in California and the Southwestern United States through the 1920s. It is closely associated with the late 19th century romanticism of California's Mission Era which inspired the design and construction of numerous buildings throughout southern California. Character-defining features include the Mission style parapet, red clay tile coping and roofing, stucco siding, and arched windows and doorways.

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

### PRIMARY RECORD

Primary # HRI # Trinomial

IRHP	Status	Code	5D3

**Other Listings Review Code** Reviewer Resource Name or #: (Assigned by recorder) 2926 WESTERN AVE Page 1 of 3 P1. Other Identifier: ☐ Not for Publication ✓ Unrestricted P2. Location: a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad ; 1/4 of 1/4 of Sec B.M. c. Address: 2926 WESTERN AVE City LOS ANGELES Zip 90018 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Oriented with primary (west) elevation facing west. Located on the east side of W. Western Avenue Boulevard between 29th Street and 30th Street. P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) One story; near rectangular plan; Craftsman residential building; side gable roof, front gable porch roof, exposed rafter tails, knee braces, composition roll (alteration); concrete foundation; flushed horizontal wood board siding on exterior walls; concrete walkway leading to partial-width porch supported by square columns sitting atop stucco piers; primary door within porch obscured by metal security door (alteration), picture windows flanked by double hung wood sash windows surmounted by transoms; metal fence surrounds property (alteration); brick chimney on north elevation exterior likely sealed (alteration). P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) East and south elevations, Lkg NW, 3/16/09 P6. Date Constructed/Age and Sources: **✓** Historic Prehistoric 1913, Los Angeles County Assessor P7. Owner Address: RIVERA, SALVADOR D 2926 S WESTERN AVE LOS ANGELES CA, CA 90018 P8. Recorded by: (Name, affiliation, and address) Jennifer Krintz Galvin Preservation Associates 1611 S. Pacific Coast Highway, Ste. Redondo Beach, CA 90277 P9. Date Recorded: 5/8/2009 P10. Survey Type: (Describe) Intensive Level Survey P11. Report Citation: (Cite survey report and other sources, or enter "none.") □ NONE ☐ Continuation Sheet ✓ District Record Rock Art Record Attachments: Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record ☐ Milling Station Record ☐ Photograph Record Sketch Map Archaeological Record Other: (List)

Primary # HRI #

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

Dogo 2 of 2		NRHP Status Code: 5D3
Page 2 of 3	Resource Name or # (Assigned by re	
D4 Historia Nama		colder) 2320 WEGTERWAVE
B1. Historic NameB2. Common Name		
B3. Original Use:		se: Residential
B5. Architectural		
	n History: (Construction date, alterations, and date of alte	rations)
10/4/1912: Buildin	ng permit to construct residence. Owner: Henry J. Crawford ng permit to construct garage.	
B7. Moved? <b>▼</b> B8. Related Featu		Original Location:
DOs Anshits st	_	Oh Deilden Harry I Constant
B9a. Architect: B10. Significance		9b. Builder: Henry J. Crawford
Period of Significance		
(Discuss importan		by theme, period, and geographic scope. Also address integrity.)
surrounded by area was prope streetcar lines i	farmland and considered a great distance from the celled by the advent of the horsecar, cable car, and lat	or suburb. At the time of its subdivision in 1887, the tract was ity center of Los Angeles. Residential development within the er the electric car, connecting it to downtown. By 1910, three eard to the north, Western Avenue to the west and Jefferson so Victor Hall Tract were improved with single-family
residential and the same distar the adjoining al particularly evid	consist of rectangular lots separated by rear alleywa nce creating wide front yards. Behind many of the re lleys. Street features within the tract include consist dent along Hobart Boulevard. Commercial buildings	south and east-west. The parcels within the tract are mostly ys. The residences are all set back from the street at roughly esidences are garages and ancillary buildings accessible from ent sidewalks and plantings. Large street trees are and multi-family apartment buildings were eventually ferson later in the tract's history, mostly during the 1920s.
B11. Additional Re	,	2. Single family property
	Los Angeles Times, Sanborn Maps	
B13. Remarks:		N
B14. Evaluator:	Jennifer Krintz reservation Association S. Pacific Coast Highway, Ste. 104 Redondo Beach, CA 90277	iates
Date of Evaluatio		2009
	(This space reserved for official comments.)	
	,	

## **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by recorder) 2926 WESTERN AVE

Recorded by Jennifer Krintz Date 5/8/2009

### **B10 Significance (Continued)**

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Theme: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration.

The Craftsman style quickly trickled down to the general population and became very popular for small residential design throughout the country, particularly Southern California, from about 1905 until the early 1920s. Craftsman style residences and bungalows were widely published in magazines such as the Western Architect, The Architect and House Beautiful, as well as women's magazines such as Good Housekeeping and Ladies' Home Journal, to help make the style popular. As such it became the ideal architectural style for new middle class suburban communities, like the Charles Victor Hall Tract.

In general, the Craftsman style is characterized an emphasis on horizontality, natural materials, and decorative wood details. Initially, Craftsman designers were committed to the use of local, handmade elements; however, as the style became popular, mail order home manufacturers began producing pre-cut "kit" varieties. Pattern books and the availability of kit-homes made constructing a Craftsman home both fast and affordable. Although there are certainly examples of it in tight urban settings, these homes were best suited where they could comfortably sprawl out on larger suburban lots, like those in the Charles Victor Hall Tract.

In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

Craftsman: The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

## **DEPARTMENT OF PARKS AND RECREATION**

PRIMARY RECORD

HRI#

**Trinomial** 

NRHP Status Code 3CS

Other Listings

**Review Code** 

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 2703 S Brighton Avenue

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☑ Unrestricted

\*a. County: Los Angeles

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

\*b. USGS 7.5' Quad:

; R 1/4 of City: Los Angeles

1/4 of Sec

; M.D. B.M.

c. Address: 2703 S Brighton Avenue

d. UTM: Zone: 10;

mN (G.P.S.)

Zip: 90018

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: Parcel Number: 5053-029-038; Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Two-story; rectangular plan; Queen Anne single-family residence; cross hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wood band above first and second floors with decorative swags; partial width porch with columns above wood wall; decorative porch cast lions statues (alteration); porch gabled roof with decorative painting; boxed eaves with decorative brackets; double-hung single-light windows; metal window bars (alteration); metal bar security door (alteration).

\*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.) P5b. Description of Photo: (View,



date, accession #) East Elevation, Lkg W, Mar 2009

\*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1903

\*P7. Owner and Address: 2703 Brighton Avenue Los Angeles, Ca 90018

\*P8. Recorded by: (Name, affiliation, and address) Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, CA 90401

\*P9. Date Recorded: 9/14/2011 \*P10. Survey Type: (Describe) Intensive Level Survey

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

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

*Attachments:		□Location Ma	p ⊠Ske	etch Map	⊠Cont	inuation	Sheet	⊠Building,	Structure,	and Ob	ject	Record
□Archaeolo	gical Reco	ord District	Record	□Linear	Feature	Record	□Mill	ing Station	Record	□Rock	Art	Record
□Artifact Re	cord Ph	otograph Record	d □ Othe	r (List):								
DPR 523A (1/95	)	•								*Require	d info	rmation

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

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 8

\*NRHP Status Code 3CS

Primary #

HRI#

\*Resource Name or # (Assigned by recorder) 2703 S Brighton Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Same

\*B5. Architectural Style: Queen Anne

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

No original permit on file.

1920: Private garage, owner J. and Annie Heap, architect Annie Heap, contractor Watson, for \$125

\*B7. Moved? ⊠No □Yes □Unknown Date: Original Location: Yes

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential

Architecture Area: Los Angeles

Period of Significance: 1903 Property Type: Residential Applicable Criteria: 1, 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

### **Overview**

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielino Indians. It was known as "El Pueblo de La Reina de Los Angeles" in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31<sup>st</sup> state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

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

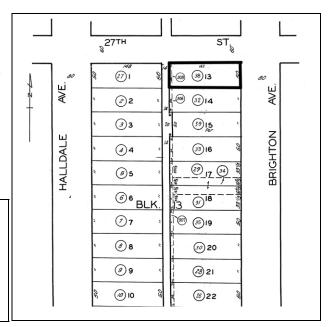
\*B12. References: (See Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, Ca, 90403

\*Date of Evaluation: 9/14/2011

(This space reserved for official comments.)



DPR 523B (1/95) \*Required information

Primary # HRI# Trinomial

Page 3 of 8

\*Resource Name or # 2703 S Brighton

\*Recorded by: Jon Wilson \*Date: 9/14/2011 ⊠ Continuation □ Update

The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400. Promoters and investors marketed Southern California's warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20<sup>th</sup> century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister's, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.<sup>2</sup>

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called *Hall's Land Journal*, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city's core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall's tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the "Main Street and Agricultural Park Railroad" to provide transportation to the park.<sup>3</sup>

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall's tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall's tract in the 1880s. A post office and general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall's tract was still a substantial walking distance from the "Main Street and Agricultural Park Railroad" and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.

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\*Recorded by: Jon Wilson \*Date: 9/14/2011  $\square$  Continuation  $\square$  Update

In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard.<sup>5</sup> The line ran down Flower, Washington, Estrella, 23<sup>rd</sup> Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24<sup>th</sup> Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard and including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.<sup>6</sup>

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20<sup>th</sup> century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50' x 133' parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the *Los Angeles Times*. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20<sup>th</sup> century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominate styles in the tract. According to building permits, most of these houses were built by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3<sup>rd</sup> Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia. The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.

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The *Shelley v. Kraemer* case had roots in an epic Los Angeles covenant battle in the Sugar Hill neighborhood just north of the survey area. Up to the late 1930s, Sugar Hill was an exclusive white neighborhood. In 1938, blacks finally broke the color line there when businessman Norman Houston purchased a home in the area. He waited three years to move in, fearing a backlash from his white neighbors. Once he did, other members of the black elite followed. The West Adams Heights Improvement Association filed a lawsuit contending that the white homeowners who sold the homes violated the racial covenant on the property. Loren Miller argued the case for the NAACP, and won in California Supreme Court. When the case went to the Supreme Court, it was considered under the *Shelley v. Kraemer* case and Loren Miller argued the case along with Thurgood Marshall.10 A park in the survey area is named in Miller's honor.

By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the West Los Angeles population, began to decline, and the African American population began to increase. Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners. Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

In 1947, the Los Angeles City Planning Department conducted a study to identify the areas of urban blight within the city. The neighborhoods identified were primarily African and Asian American communities. Several families, mostly white residents, vacated these neighborhoods during the late 1940s and 1950s. By the 1950s, the survey area was one such neighborhood suffering from urban blight. Although generally times were prosperous, the lack of running water, bathrooms in units and the failure of several businesses along the commercial corridors kept the quality of life bleak for residents. Making matters worse, gangs began to appear in the surrounding areas. Also during the 1950s, highways were replacing rail lines as the new main forms of transportation in Southern California. The Santa Monica Freeway (Hwy 10), located just north of the survey area, was constructed at about this time, and caused several occupants to relocate elsewhere.

Racial tensions in Los Angeles reached an alarming intensity in 1962 with the shooting of black Muslims at a Los Angeles temple. In 1965, the Watts neighborhood, located to the southeast of the subject survey area, experienced five days of riots, vandalism and looting in response to the arrest of a black man by a white police officer. This was indicative of the rising racial tensions between the black population and the Los Angeles Police Department. Military caravans of heavily armed police officers patrolled the streets of Los Angeles, including the Charles Victor Hall tract. As a result of these tumultuous times, both black and white citizens in the Charles Victor Hall Tract banded together in 1968-1969 to formulate a program in conjunction with the Community Redevelopment Agency to improve their neighborhood. By the 1980s, crime in the subject survey area was on the decline.

Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20<sup>th</sup>-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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### Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

### Queen Anne

Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20<sup>th</sup> century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20<sup>th</sup> century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

## Endnotes

- <sup>1</sup> U.S. Census, 1880 and 1890.
- <sup>2</sup> Adler, Patricia, p. 1.
- <sup>3</sup> Adler, Patricia, p. 23.
- <sup>4</sup> Adler, Patricia, p. 5.
- <sup>5</sup> Adler, Patricia, p. 9.
- <sup>6</sup> Adler, Patricia, p. 14.
- Adler, Patricia, p. 11.
- <sup>8</sup> Adler, Patricia, p. 11.
- U.S. Census, 1910, 1920, 1930, 1940.
- <sup>10</sup> Grimes, Teresa, et al., "Historic Resources Associated with African Americans in Los Angeles," Multiple Property Documentation Form, National Register of Historic Places, 2009.
- <sup>11</sup> U.S. Census, 1940.
- <sup>12</sup> Adler, Patricia, p. 35.

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\*Resource Name or # 2703 S Brighton

*Recorded by: Jon Wilson	*Date:	9/14/2011	⊠ Continuation	□ Update
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\*Resource Name or # 2703 S Brighton

*Recorded by: Jon Wilson	* <b>Date:</b> 9/14/2011		□ Update
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## **DEPARTMENT OF PARKS AND RECREATION**

PRIMARY RECORD

HRI#

**Trinomial** 

NRHP Status Code 3CS

; R

Other Listings

**Review Code** Reviewer

Date

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\*Resource Name or #: 2626 Dalton Avenue

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☐ Unrestricted

\*a. County: Los Angeles

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

1/4 of Sec

B.M. ; M.D.

\*b. USGS 7.5' Quad:

1/4 of

c. Address: 2626 Dalton Avenue

Zip: 90018 City: Los Angeles

mN (G.P.S.) d. UTM: Zone: 10;

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

Parcel Number: 5053-027-028; Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding and shingles; woodframe roof; wood stud-wall structure; partial width recessed porch with boxed columns above a wood porch-wall; hip dormer with attic vents and decorative glazing; wide eave overhang with exposed rafter tails; horizontal band with dentils above first floor; first-story fixed single light window with decorative transom; second story double-hung single-light windows with sill supported by decorative brackets; wood panel door with single-light.

\*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.)



P5b. Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009

\*P6. Date Constructed/Age and

Sources: ⊠Historic □Prehistoric □Both 1905

\*P7. Owner and Address:

2626 Dalton Avenue Los Angeles, Ca 90018

\*P8. Recorded by: (Name, affiliation, and address) Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, CA 90401

\*P9. Date Recorded: 9/14/2011 \*P10. Survey Type: (Describe) Intensive Level Survey

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

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

Attachments: □NONE	□Location Map	⊠Sketch Map	⊠Continuation	Sheet   Building	, Structure, a	and Object	Record
□Archaeological Rec	ord District Re	cord □Linear	Feature Record	□Milling Station	n Record D	∃Rock Art	Record
□Artifact Record □Ph	notograph Record D	Other (List):					
DPR 523A (1/95)					*F	Required info	rmation

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## **BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3CS

\*Resource Name or # (Assigned by recorder) 2626 Dalton Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Same

\*B5. Architectural Style: American Foursquare

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

No original permit on file.

\*B7. Moved? ⊠No □Yes □Unknown Date: Original Location: Yes

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential

Architecture Area: Los Angeles

Period of Significance: 1905 Property Type: Residential Applicable Criteria: 1, 3

### **Overview**

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielino Indians. It was known as "El Pueblo de La Reina de Los Angeles" in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31<sup>st</sup> state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

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

\*B12. References: (See Continuation Sheet)

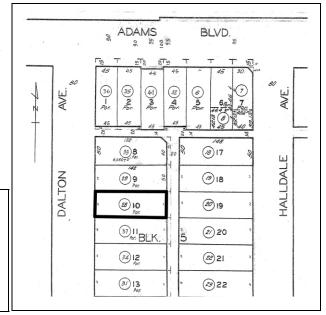
B13. Remarks:

\*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130,

Santa Monica, Ca, 90403

\*Date of Evaluation: 9/14/2011

(This space reserved for official comments.)



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The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400. Promoters and investors marketed Southern California's warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20<sup>th</sup> century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister's, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.<sup>2</sup>

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called *Hall's Land Journal*, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city's core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall's tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the "Main Street and Agricultural Park Railroad" to provide transportation to the park.<sup>3</sup>

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall's tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall's tract in the 1880s.<sup>4</sup> A post office and general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall's tract was still a substantial walking distance from the "Main Street and Agricultural Park Railroad" and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.

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\*Resource Name or # 2626 Dalton Avenue

\*Recorded by: Jon Wilson \*Date: 9/14/2011  $ext{ } ext{ } ext{ } ext{Continuation } ext{ } ext$ 

In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard.<sup>5</sup> The line ran down Flower, Washington, Estrella, 23<sup>rd</sup> Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24<sup>th</sup> Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard and including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.<sup>6</sup>

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20<sup>th</sup> century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50' x 133' parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the *Los Angeles Times*. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20<sup>th</sup> century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominate styles in the tract. According to building permits, most of these houses were built by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3<sup>rd</sup> Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia. The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.

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\*Recorded by: Jon Wilson \*Date: 9/14/2011 ⊠ Continuation □ Update

The *Shelley v. Kraemer* case had roots in an epic Los Angeles covenant battle in the Sugar Hill neighborhood just north of the survey area. Up to the late 1930s, Sugar Hill was an exclusive white neighborhood. In 1938, blacks finally broke the color line there when businessman Norman Houston purchased a home in the area. He waited three years to move in, fearing a backlash from his white neighbors. Once he did, other members of the black elite followed. The West Adams Heights Improvement Association filed a lawsuit contending that the white homeowners who sold the homes violated the racial covenant on the property. Loren Miller argued the case for the NAACP, and won in California Supreme Court. When the case went to the Supreme Court, it was considered under the *Shelley v. Kraemer* case and Loren Miller argued the case along with Thurgood Marshall.10 A park in the survey area is named in Miller's honor.

By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the West Los Angeles population, began to decline, and the African American population began to increase. Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners. Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

In 1947, the Los Angeles City Planning Department conducted a study to identify the areas of urban blight within the city. The neighborhoods identified were primarily African and Asian American communities. Several families, mostly white residents, vacated these neighborhoods during the late 1940s and 1950s. By the 1950s, the survey area was one such neighborhood suffering from urban blight. Although generally times were prosperous, the lack of running water, bathrooms in units and the failure of several businesses along the commercial corridors kept the quality of life bleak for residents. Making matters worse, gangs began to appear in the surrounding areas. Also during the 1950s, highways were replacing rail lines as the new main forms of transportation in Southern California. The Santa Monica Freeway (Hwy 10), located just north of the survey area, was constructed at about this time, and caused several occupants to relocate elsewhere.

Racial tensions in Los Angeles reached an alarming intensity in 1962 with the shooting of black Muslims at a Los Angeles temple. In 1965, the Watts neighborhood, located to the southeast of the subject survey area, experienced five days of riots, vandalism and looting in response to the arrest of a black man by a white police officer. This was indicative of the rising racial tensions between the black population and the Los Angeles Police Department. Military caravans of heavily armed police officers patrolled the streets of Los Angeles, including the Charles Victor Hall tract. As a result of these tumultuous times, both black and white citizens in the Charles Victor Hall Tract banded together in 1968-1969 to formulate a program in conjunction with the Community Redevelopment Agency to improve their neighborhood. By the 1980s, crime in the subject survey area was on the decline.

Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20<sup>th</sup>-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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### Late 19th and Early 20th Century Residential Architecture: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration. In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

#### Endnotes

- <sup>1</sup> U.S. Census, 1880 and 1890.
- <sup>2</sup> Adler, Patricia, p. 1.
- <sup>3</sup> Adler, Patricia, p. 23.
- <sup>4</sup> Adler, Patricia, p. 5.
- <sup>5</sup> Adler, Patricia, p. 9.
- <sup>6</sup> Adler, Patricia, p. 14.
- Adler, Patricia, p. 11.
- <sup>8</sup> Adler, Patricia, p. 11.
- <sup>9</sup> U.S. Census, 1910, 1920, 1930, 1940.
- <sup>10</sup> Grimes, Teresa, et al., "Historic Resources Associated with African Americans in Los Angeles," Multiple Property Documentation Form, National Register of Historic Places, 2009.
- <sup>11</sup> U.S. Census, 1940.
- <sup>12</sup> Adler, Patricia, p. 35.

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

## CONTINUATION SHEET

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\*Resource Name or # 2626 Dalton Avenue

\*Recorded by: Jon Wilson \***Date**: 9/14/2011 □ Update **B12. REFERENCES** A History of California and an Extended History of Los Angeles and Environs Biographical Volume II Illustrated. Historic Record Company: Los Angeles, 1915. Adler, Patricia. History of the Normandie Program Area. Community Redevelopment Agency of the City of Los Angeles: Los Angeles, 1969. "Among Owners and Dealers." Los Angeles Times, 17 April 1904, p. D1. Ancestry.com. various searches. Website: http://www.ancestry.com. October 2009. Antiquehome.org. "Vintage House Plans." Website: http://www.antiquehome.org/ House-Plans, accessed October 16, 2009. "At The City's Gates." Los Angeles Times, 8 April 1907, p. II5. "A Wife's Woes." Los Angeles Times, 18 August 1887, p. 8. "By Builders and Architects." Los Angeles Times, 20 November 1904, p. D2. "Display Ad 33—No Title." Los Angeles Times, 17 September 1906, p. II2. Electric Railway Historical Association of Southern California. "Santa Monica Air Line." The Electrical Railway Historical Association of Southern California. Website: http://www.erha.org, accessed April 26, 2009. Galvin Preservation Associations. "City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture." October, 2007. Galvin Preservation Associations. "Craftsman Style Guide." October, 2007. Grimes, Teresa, et al., "Historic Resources Associated with African Americans in Los Angeles," Multiple Property Documentation Form, National Register of Historic Places, 2009. "High Price in Southwest." Los Angeles Times, 7 February 1908, p. II3. Janeiro, Website: Adam. "Recentering E1Pueblo: The Story Heights." http://s93883215.onlinehome.us/adamjaneiro/2006/04/storyofwestadamsheights\_29.html, accessed April 26, 2009. Jones & Stokes. "SurveyLA Draft Historic Context Statement Outline, Working Final Draft, Version 5." October 16, 2007. Jones & Stokes. "SurveyLA Draft Historic Context Statement, Working Draft." January 2009. Los Angeles Building Permits, various parcels. Los Angeles Office of Historic Resources. "Draft Preservation Plan Workbook." Website: http://www.preservation.lacity.org/hpoz/plan. June 12, 2003. Accessed October 2009. McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, Inc.: New York, 1982. "Modest Start, Notable End." Los Angeles Times. 13 March 1913, p. II10. "Much Activity Makes for Progress in this District." The Vista Press, 1 October 1926, p. 1.

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\*Resource Name or # 2626 Dalton Avenue

*Recorded by: Jon Wilson	*Date: 9/14/2011		□ Update
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PHOTOGRAPHS



West Elevation, view to east (PCR 2011)



South Elevation, view to northeast (PCR 2011)

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PHOTOGRAPHS



West and south elevations, view to northeast (PCR 2011)

## **DEPARTMENT OF PARKS AND RECREATION**

PRIMARY RECORD

HRI#

**Trinomial** NRHP Status Code 3CS

Other Listings

**Review Code** Reviewer Date

Page 1 of 9

\*Resource Name or #: 2907 Halldale Avenue

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☑ Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.) \*b. USGS 7.5' Quad:

1/4 of ; R

1/4 of Sec

B.M. ; M.D.

c. Address: 2907 Halldale Avenue

City: Los Angeles

d. UTM: Zone: 10;

mN (G.P.S.)

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

Zip: 90018

Parcel Number: 5053-025-035; Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width front porch with columns above low wood porch wall; wide overhanging eaves with exposed rafter tails and brackets; horizontal band between floors; bay window on ground floor; front facing hip dormer; attic vent; double hung single-light windows; row of three double hung single-light windows with transom window; wood panel door with single light and flanking sidelights.

### \*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.)



P5b. Description of Photo: (View, date, accession #) East Elevation, Lkg W, Mar 2009

\*P6. Date Constructed/Age and Sources: ⊠Historic

□Prehistoric □Both 1905

\*P7. Owner and Address: 2907 Halldale Avenue

Los Angeles, Ca 90018

\*P8. Recorded by: (Name, affiliation, and address) Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, CA 90401

\*P9. Date Recorded: 9/14/2011 \*P10. Survey Type: (Describe) Intensive Level Survey

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

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

*Attachments: □N0	ONE Location Ma	ap ⊠Sketch M	/lap ⊠Cont	inuation She	et ⊠Building,	Structure, and	d Object	Record
□Archaeological	Record □District	Record □Lin	ear Feature	Record	Milling Station	Record □R	lock Art	Record
□Artifact Record	□Photograph Recoi	d Other (List):	:					
DPR 523A (1/95)						*Red	quired info	rmation

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

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3CS

\*Resource Name or # (Assigned by recorder) 2907 Halldale Avenue

B1. Historic Name: B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Same

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

\*B6. Construction History: (Construction date, alterations, and date of alterations) 1905: 8-Room Residence, owner Josiah Oliver, contractor J.H. Hillock, for \$2,000.

Moved? ⊠No □Yes □Unknown Date: **Original Location:** Yes

**Related Features:** 

B9a. Architect: Unknown b. Builder: J.H. Hillock

\*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential

Architecture Area: Los Angeles

Period of Significance: 1905 **Property Type:** Residential Applicable Criteria: 1, 3

### **Overview**

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielino Indians. It was known as "El Pueblo de La Reina de Los Angeles" in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31st state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

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

\*B12. References: (See Continuation Sheet)

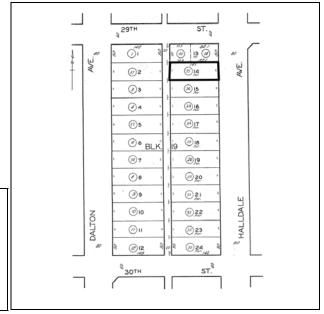
B13. Remarks:

\*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130,

Santa Monica, Ca, 90403

\*Date of Evaluation: 9/14/2011

(This space reserved for official comments.)



DPR 523B (1/95) \*Required information

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\*Recorded by: Jon Wilson \*Date: 9/14/2011 ⊠ Continuation □ Update

The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400. Promoters and investors marketed Southern California's warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20<sup>th</sup> century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister's, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.<sup>2</sup>

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called *Hall's Land Journal*, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city's core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall's tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the "Main Street and Agricultural Park Railroad" to provide transportation to the park.<sup>3</sup>

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall's tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall's tract in the 1880s.<sup>4</sup> A post office and general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall's tract was still a substantial walking distance from the "Main Street and Agricultural Park Railroad" and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.

DPR 523L (1/95) \*Required information

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\*Recorded by: Jon Wilson \*Date: 9/14/2011 riangle Continuation riangle Update

In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard.<sup>5</sup> The line ran down Flower, Washington, Estrella, 23<sup>rd</sup> Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24<sup>th</sup> Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

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Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20<sup>th</sup> century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50' x 133' parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the *Los Angeles Times*. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20<sup>th</sup> century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominate styles in the tract. According to building permits, most of these houses were built by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3<sup>rd</sup> Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia. The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.

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\*Resource Name or # 2907 Halldale Avenue

\*Recorded by: Jon Wilson \*Date: 9/14/2011 ☑ Continuation ☐ Update

The *Shelley v. Kraemer* case had roots in an epic Los Angeles covenant battle in the Sugar Hill neighborhood just north of the survey area. Up to the late 1930s, Sugar Hill was an exclusive white neighborhood. In 1938, blacks finally broke the color line there when businessman Norman Houston purchased a home in the area. He waited three years to move in, fearing a backlash from his white neighbors. Once he did, other members of the black elite followed. The West Adams Heights Improvement Association filed a lawsuit contending that the white homeowners who sold the homes violated the racial covenant on the property. Loren Miller argued the case for the NAACP, and won in California Supreme Court. When the case went to the Supreme Court, it was considered under the *Shelley v. Kraemer* case and Loren Miller argued the case along with Thurgood Marshall.10 A park in the survey area is named in Miller's honor.

By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the West Los Angeles population, began to decline, and the African American population began to increase. Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners. Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

In 1947, the Los Angeles City Planning Department conducted a study to identify the areas of urban blight within the city. The neighborhoods identified were primarily African and Asian American communities. Several families, mostly white residents, vacated these neighborhoods during the late 1940s and 1950s. By the 1950s, the survey area was one such neighborhood suffering from urban blight. Although generally times were prosperous, the lack of running water, bathrooms in units and the failure of several businesses along the commercial corridors kept the quality of life bleak for residents. Making matters worse, gangs began to appear in the surrounding areas. Also during the 1950s, highways were replacing rail lines as the new main forms of transportation in Southern California. The Santa Monica Freeway (Hwy 10), located just north of the survey area, was constructed at about this time, and caused several occupants to relocate elsewhere.

Racial tensions in Los Angeles reached an alarming intensity in 1962 with the shooting of black Muslims at a Los Angeles temple. In 1965, the Watts neighborhood, located to the southeast of the subject survey area, experienced five days of riots, vandalism and looting in response to the arrest of a black man by a white police officer. This was indicative of the rising racial tensions between the black population and the Los Angeles Police Department. Military caravans of heavily armed police officers patrolled the streets of Los Angeles, including the Charles Victor Hall tract. As a result of these tumultuous times, both black and white citizens in the Charles Victor Hall Tract banded together in 1968-1969 to formulate a program in conjunction with the Community Redevelopment Agency to improve their neighborhood. By the 1980s, crime in the subject survey area was on the decline.

Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20<sup>th</sup>-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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\*Resource Name or # 2907 Halldale Avenue

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### Late 19th and Early 20th Century Residential Architecture: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration. In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

### Endnotes

- <sup>1</sup> U.S. Census, 1880 and 1890.
- <sup>2</sup> Adler, Patricia, p. 1.
- <sup>3</sup> Adler, Patricia, p. 23.
- <sup>4</sup> Adler, Patricia, p. 5.
- <sup>5</sup> Adler, Patricia, p. 9.
- <sup>6</sup> Adler, Patricia, p. 14.
- Adler, Patricia, p. 11.
- <sup>8</sup> Adler, Patricia, p. 11.
- <sup>9</sup> U.S. Census, 1910, 1920, 1930, 1940.
- <sup>10</sup> Grimes, Teresa, et al., "Historic Resources Associated with African Americans in Los Angeles," Multiple Property Documentation Form, National Register of Historic Places, 2009.
- <sup>11</sup> U.S. Census, 1940.
- <sup>12</sup> Adler, Patricia, p. 35.

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\*Resource Name or # 2907 Halldale Avenue

*Recorded by: Jon Wilson	*Date: 9/14/2011		□ Update
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\*Resource Name or # 2907 Halldale Avenue

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## **CONTINUATION SHEET**

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PHOTOGRAPHS

\*Resource Name or # 2907 Halldale Avenue

\*Recorded by: Jon Wilson \*Date: 9/14/2011  $\boxtimes$  Continuation  $\square$  Update

East and south elevations, view to northwest (PCR 2011)

### **DEPARTMENT OF PARKS AND RECREATION**

PRIMARY RECORD

HRI#

**Trinomial** NRHP Status Code 3CS

Other Listings

**Review Code** Reviewer

Date

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\*Resource Name or #: 2917 S Brighton Avenue

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☑ Unrestricted

\*a. County: Los Angeles

City: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.) \*b. USGS 7.5' Quad:

1/4 of

1/4 of Sec

B.M. ; M.D.

Zip: 90018

c. Address: 2917 S Brighton Avenue

d. UTM: Zone: 10;

mN (G.P.S.)

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

; R

Parcel Number: 5053-030-033; Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Two-story; rectangular plan; American Foursquare single-family residence; hip roof; clapboard siding; wood-frame roof; wood stud-wall structure; hip dormer with vents; recessed partial-width porch with boxed columns; wide eaves with exposed roof framing; double-hung single-light windows; ground floor transom window over single-light window with glass side panels; metal bar security door (alteration).

\*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.) P5b. Description of Photo: (View, P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



date, accession #) East Elevation, Lkg W, Mar 2009

\*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1902

\*P7. Owner and Address: 2917 Brighton Avenue Los Angeles, Ca 90018

\*P8. Recorded by: (Name, affiliation, and address) Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, CA 90401

\*P9. Date Recorded: 9/14/2011 \*P10. Survey Type: (Describe) Intensive Level Survey

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

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

*Attachments:		□Location Ma	ıp ⊠Ske	etch Map	⊠Conti	inuation	Sheet	⊠Building,	Structure,	and Ob	ject	Record
□Archaeolo	gical Reco	ord □District	Record	□Linear	Feature	Record	□Milli	ing Station	Record	□Rock	Art	Record
□Artifact Re	cord Ph	otograph Record	d □ Othe	r (List):								
DPR 523A (1/95	5)									*Required	l info	rmation

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### **BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3CS

Primary #

HRI#

\*Resource Name or # (Assigned by recorder) 2917 Brighton Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Same

\*B5. Architectural Style: American Foursquare

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

No original permit on file.

\*B7. Moved? ⊠No □Yes □Unknown Date: Original Location: Yes

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential

Architecture Area: Los Angeles

Period of Significance: 1902 Property Type: Residential Applicable Criteria: 1, 3

#### **Overview**

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielino Indians. It was known as "El Pueblo de La Reina de Los Angeles" in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31<sup>st</sup> state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

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

\*B12. References: (See Continuation Sheet)

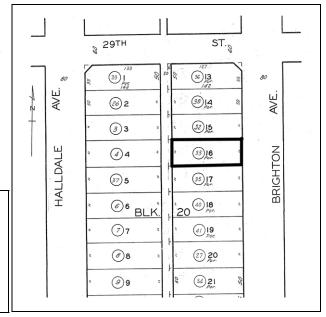
B13. Remarks:

\*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130,

Santa Monica, Ca, 90403

\*Date of Evaluation: 9/14/2011

(This space reserved for official comments.)



DPR 523B (1/95) \*Required information

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\*Resource Name or # 2917 Brighton Avenue

\*Recorded by: Jon Wilson \*Date: 9/14/2011 ☑ Continuation ☐ Update

The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400. Promoters and investors marketed Southern California's warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20<sup>th</sup> century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister's, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.<sup>2</sup>

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called *Hall's Land Journal*, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city's core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall's tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the "Main Street and Agricultural Park Railroad" to provide transportation to the park.<sup>3</sup>

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall's tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall's tract in the 1880s.<sup>4</sup> A post office and general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall's tract was still a substantial walking distance from the "Main Street and Agricultural Park Railroad" and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.

DPR 523L (1/95) \*Required information

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DEPARTMENT OF PARKS AND RECREATION
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\*Recorded by: Jon Wilson \*Date: 9/14/2011  $\square$  Continuation  $\square$  Update

In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard.<sup>5</sup> The line ran down Flower, Washington, Estrella, 23<sup>rd</sup> Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24<sup>th</sup> Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard and including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.<sup>6</sup>

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20<sup>th</sup> century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50' x 133' parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the *Los Angeles Times*. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20<sup>th</sup> century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

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\*Resource Name or # 2917 Brighton Avenue

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The *Shelley v. Kraemer* case had roots in an epic Los Angeles covenant battle in the Sugar Hill neighborhood just north of the survey area. Up to the late 1930s, Sugar Hill was an exclusive white neighborhood. In 1938, blacks finally broke the color line there when businessman Norman Houston purchased a home in the area. He waited three years to move in, fearing a backlash from his white neighbors. Once he did, other members of the black elite followed. The West Adams Heights Improvement Association filed a lawsuit contending that the white homeowners who sold the homes violated the racial covenant on the property. Loren Miller argued the case for the NAACP, and won in California Supreme Court. When the case went to the Supreme Court, it was considered under the *Shelley v. Kraemer* case and Loren Miller argued the case along with Thurgood Marshall.10 A park in the survey area is named in Miller's honor.

By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the West Los Angeles population, began to decline, and the African American population began to increase. Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners. Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

In 1947, the Los Angeles City Planning Department conducted a study to identify the areas of urban blight within the city. The neighborhoods identified were primarily African and Asian American communities. Several families, mostly white residents, vacated these neighborhoods during the late 1940s and 1950s. By the 1950s, the survey area was one such neighborhood suffering from urban blight. Although generally times were prosperous, the lack of running water, bathrooms in units and the failure of several businesses along the commercial corridors kept the quality of life bleak for residents. Making matters worse, gangs began to appear in the surrounding areas. Also during the 1950s, highways were replacing rail lines as the new main forms of transportation in Southern California. The Santa Monica Freeway (Hwy 10), located just north of the survey area, was constructed at about this time, and caused several occupants to relocate elsewhere.

Racial tensions in Los Angeles reached an alarming intensity in 1962 with the shooting of black Muslims at a Los Angeles temple. In 1965, the Watts neighborhood, located to the southeast of the subject survey area, experienced five days of riots, vandalism and looting in response to the arrest of a black man by a white police officer. This was indicative of the rising racial tensions between the black population and the Los Angeles Police Department. Military caravans of heavily armed police officers patrolled the streets of Los Angeles, including the Charles Victor Hall tract. As a result of these tumultuous times, both black and white citizens in the Charles Victor Hall Tract banded together in 1968-1969 to formulate a program in conjunction with the Community Redevelopment Agency to improve their neighborhood. By the 1980s, crime in the subject survey area was on the decline.

Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20<sup>th</sup>-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

#### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

Primary # HRI# Trinomial

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\*Resource Name or # 2917 Brighton Avenue

\*Recorded by: Jon Wilson \*Date: 9/14/2011 ☑ Continuation ☐ Update

#### Late 19th and Early 20th Century Residential Architecture: Arts & Crafts Movement

The Arts and Crafts Movement originated in England during the second half of the 19th century as a reaction against the culture of industrialization. It called for a return to the handcrafting of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture and decorative arts.

The style most closely associated with Arts and Crafts Movement is Craftsman. The high-style origins of the Craftsman style are most closely associated with master architects Charles Sumner Greene and Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their important works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. They expressed the honest use of building material, with the structural components of their works made visual rather than hidden behind unnecessary decoration. In addition to Craftsman, the Arts and Crafts Movement includes a number of other styles, such as Transitional Craftsman, American Foursquare and Colonial Revival. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract consists of numerous examples of Arts and Crafts, including each of these styles. Many of the residences display distinctly Craftsman features, such as exposed rafter tails, decorative bargeboards, exposed half-timber decorative trusses, tapered boxed porch columns, wide overhanging eaves, and wide windows with decorative transoms. Other examples in the area display elements of the related styles, such as steeply pitched roof lines, classical columns, spindle work, and foursquare plans. Commonly used materials within the tract include wood, brick and stone.

The American Foursquare style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

#### Endnotes

- <sup>1</sup> U.S. Census, 1880 and 1890.
- <sup>2</sup> Adler, Patricia, p. 1.
- <sup>3</sup> Adler, Patricia, p. 23.
- <sup>4</sup> Adler, Patricia, p. 5.
- <sup>5</sup> Adler, Patricia, p. 9.
- <sup>6</sup> Adler, Patricia, p. 14.
- Adler, Patricia, p. 11.
- <sup>8</sup> Adler, Patricia, p. 11.
- <sup>9</sup> U.S. Census, 1910, 1920, 1930, 1940.
- <sup>10</sup> Grimes, Teresa, et al., "Historic Resources Associated with African Americans in Los Angeles," Multiple Property Documentation Form, National Register of Historic Places, 2009.
- <sup>11</sup> U.S. Census, 1940.
- <sup>12</sup> Adler, Patricia, p. 35.

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\*Resource Name or # 2917 Brighton Avenue

*Recorded by: Jon Wilson	* <b>Date:</b> 9/14/2011		□ Update
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\*Resource Name or # 2917 Brighton Avenue

*Recorded by: Jon Wilson	* <b>Date:</b> 9/14/2011	⊠ Continuation	□ Update
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# of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

### **CONTINUATION SHEET**

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\*Resource Name or # 2917 Brighton Avenue

\*Recorded by: Jon Wilson \*Date: 9/14/2011 riangle Continuation riangle Update

PHOTOGRAPHS



East elevation, view to northwest (PCR 2011)



East and south elevations, view to northwest (PCR 2011)

### **DEPARTMENT OF PARKS AND RECREATION**

PRIMARY RECORD

HRI#

**Trinomial** NRHP Status Code 3CS

; R

City: Los Angeles

Other Listings

**Review Code** Reviewer

Date

Page 1 of 9

\*Resource Name or #: 3022 Halldale Avenue

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☑ Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.) \*b. USGS 7.5' Quad:

1/4 of

; M.D. B.M.

c. Address: 3022 Halldale Avenue

1/4 of Sec Zip: 90018

d. UTM: Zone: 10;

mN (G.P.S.)

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

Parcel Number: 5053-031-005; Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Two-story; rectangular plan; Queen Anne single-family residence; gable on hip roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width front porch with gable and columns above wood porch wall; decorative half-timbered gable; wide overhanging eaves, boxed; horizontal band between floors; port-cochere (alteration); awning (alteration); double hung single-light windows (alteration); multi-light fixed gable window.

\*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.)



P5b. Description of Photo: (View, date, accession #) West Elevation, Lkg E, Mar 2009

\*P6. Date Constructed/Age and Sources: ⊠Historic □Prehistoric □Both 1900

\*P7. Owner and Address: 3022 Halldale Avenue Los Angeles, Ca 90018

\*P8. Recorded by: (Name, affiliation, and address) Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, CA 90401

\*P9. Date Recorded: 9/14/2011 \*P10. Survey Type: (Describe) Intensive Level Survey

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

PCR Services, Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California, Prepared for the Community Redevelopment Agency, City of Los Angeles, October 2011.

*Attachments: 🛭	JNONE	□Location	Map	⊠Ske	tch Map	⊠Conti	inuation	Sheet	⊠Building,	Structure,	and Ob	ject	Record
□Archaeologi	cal Recor	d □Distr	ict Re	cord	□Linear	Feature	Record	□Mill	ing Station	Record	□Rock	Art	Record
□Artifact Reco	ord Pho	tograph Re	cord 🗆	1 Other	(List):								
DPR 523A (1/95)											*Required	d info	rmation

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

Primary # HRI#

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3CS

\*Resource Name or # (Assigned by recorder) 3022 Halldale Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Same

\*B5. Architectural Style: Queen Anne

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

No original permit on file.

1919: 1-story addition in rear 13'x26' for bathroom and screened room, owner S.A. McHanguer, for \$800.

\*B7. Moved? ⊠No □Yes □Unknown Date: Original Location: Yes

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential

Architecture Area: Los Angeles

Period of Significance: 1900 Property Type: Residential Applicable Criteria: 1, 3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

#### **Overview**

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielino Indians. It was known as "El Pueblo de La Reina de Los Angeles" in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31<sup>st</sup> state. In the 1870s, Los Angeles was still little more than a village of 5,000.

(See Continuation Sheet)

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

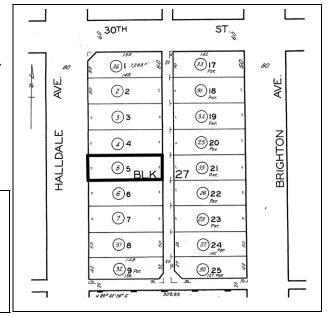
\*B12. References: (See Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, Ca, 90403

\*Date of Evaluation: 9/14/2011

(This space reserved for official comments.)



DPR 523B (1/95) \*Required information

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\*Resource Name or # 3022 Halldale Avenue

\*Recorded by: Jon Wilson \*Date: 9/14/2011 ☑ Continuation ☐ Update

The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400. Promoters and investors marketed Southern California's warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20<sup>th</sup> century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister's, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.<sup>2</sup>

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called *Hall's Land Journal*, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city's core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall's tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the "Main Street and Agricultural Park Railroad" to provide transportation to the park.<sup>3</sup>

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall's tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall's tract in the 1880s.<sup>4</sup> A post office and general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall's tract was still a substantial walking distance from the "Main Street and Agricultural Park Railroad" and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.

DPR 523L (1/95) \*Required information

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\*Resource Name or # 3022 Halldale Avenue

*Recorded by: Jon Wilson	<b>*Date:</b> 9/14/2011		□ Update
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In the areas surrounding the Charles Victor Hall Tract, several tracts remained un-subdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard.<sup>5</sup> The line ran down Flower, Washington, Estrella, 23<sup>rd</sup> Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24<sup>th</sup> Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard and including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.<sup>6</sup>

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20<sup>th</sup> century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50' x 133' parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the *Los Angeles Times*. They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20<sup>th</sup> century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard. By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominate styles in the tract. According to building permits, most of these houses were built by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3<sup>rd</sup> Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia. The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.

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\*Resource Name or # 3022 Halldale Avenue

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The *Shelley v. Kraemer* case had roots in an epic Los Angeles covenant battle in the Sugar Hill neighborhood just north of the survey area. Up to the late 1930s, Sugar Hill was an exclusive white neighborhood. In 1938, blacks finally broke the color line there when businessman Norman Houston purchased a home in the area. He waited three years to move in, fearing a backlash from his white neighbors. Once he did, other members of the black elite followed. The West Adams Heights Improvement Association filed a lawsuit contending that the white homeowners who sold the homes violated the racial covenant on the property. Loren Miller argued the case for the NAACP, and won in California Supreme Court. When the case went to the Supreme Court, it was considered under the *Shelley v. Kraemer* case and Loren Miller argued the case along with Thurgood Marshall.10 A park in the survey area is named in Miller's honor.

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Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20<sup>th</sup>-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

#### Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north, Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.

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#### Theme: Late 19th and Early 20th Century Residential Architecture

Late 19th and early 20th century residential architectural styles reflect the transition of Los Angeles from a village into a city after its first major population boom of 1885-1887. While the styles from this period were largely imported to Los Angeles from Europe and the eastern United States, the styles characterize Los Angeles' first dense residential developments. The most popular styles of the time included Eastlake/Stick, Queen Anne, Second Empire, Chateauesque, Shingle, Richardsonian Romanesque, and Neoclassical Revival. Most of the residential neighborhoods developed during the late 19th/early 20th century were located within an approximately two-mile radius from downtown. The late 19th and early 20th century residential architecture of the Charles Victor Hall Tract reflects this neighborhood pattern, exhibiting good examples of both the Queen Anne and Hipped-Roof Cottage styles.

Most of the residences designed in these architectural styles within the tract are not pure examples. They have eclectic design features, such as flared eaves, classical ornamentation, including cartouches and medallions, fascia boards with dentil-like features and decorative corbels, design cut bargeboards, and half-timbering underneath front gables.

#### Queen Anne

Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20<sup>th</sup> century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows.

### Endnotes

- <sup>1</sup> U.S. Census, 1880 and 1890.
- <sup>2</sup> Adler, Patricia, p. 1.
- <sup>3</sup> Adler, Patricia, p. 23.
- <sup>4</sup> Adler, Patricia, p. 5.
- <sup>5</sup> Adler, Patricia, p. 9. <sup>6</sup> Adler, Patricia, p. 14.
- Adler, Patricia, p. 11.
- <sup>8</sup> Adler, Patricia, p. 11.
- <sup>9</sup> U.S. Census, 1910, 1920, 1930, 1940.

10 Grimes, Teresa, et al., "Historic Resources Associated with African Americans in Los Angeles," Multiple Property Documentation Form, National Register of Historic Places, 2009.

- <sup>11</sup> U.S. Census, 1940.
- <sup>12</sup> Adler, Patricia, p. 35.

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PHOTOGRAPHS



West elevation, view to east (PCR 2011)



West and south elevations, view to northeast (PCR 2011)

