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## **IX. ATTACHMENTS**

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**APPENDIX A – INVENTORY OF SURVEYED RESOURCES BY THEME**

**APPENDIX B – IDENTIFIED RESOURCES BY ADDRESS**

**APPENDIX C – PROFESSIONAL QUALIFICATIONS**

**ATTACHMENT D – DPR FORMS**

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## **ATTACHMENT A – INVENTORY OF IDENTIFIED RESOURCES BY THEME**

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# Inventory by Theme

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
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Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Religion and Spirituality, 1894-1912; Ethnic/Cultural and Gender Diversity; Architects and Builders

5053020034	2610	S	LA SALLE	5D3	Romanesque Revival	Austin & Brown; John C. Austin & W.C. Permill	E.E. Harriman; Richards-Neustadt Cons. Co.	1914
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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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
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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 Vernacular 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



Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Late 19th and Early 20th Century Residential Architecture								
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: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Early Revival of Colonial Styles								
5054005001	1688	W	ADAMS	5D1	Mediterranean Revival	Unknown	Unknown	1936
5053035006	2622		BRIGHTON	5D3	Reinassance 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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. Hassfurthur	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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
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## Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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. Pettangle	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



Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; 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

Parcel No	No	Dir	Street	NRHP Status Code	Architectural Styles	Architect	Builder	Period of Significance
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Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs; Architects and Builders

5058015005	1999	W	ADAMS	3S	Moderne	Paul R. Williams		1948
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## **ATTACHMENT B – IDENTIFIED RESOURCES BY ADDRESS**

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# Inventory by Address

No	Dir	Street	Parcel No	NRHP Status Code	Architectural Styles	B9a Architect	B9b Builder	Period of Significance:
1904	W	27TH	5053018001	5D3	Mediterranean Revival		L.A. Baner	1923
1962	W	27TH	5053010014	5D3	Spanish Colonial Revival		Frank Armstrong	1939
1803	W	29TH	5053026026	5D3	American 4-Square	Unknown	Unknown	1921
1940	W	29TH	5053014002	5D3	Transitional Craftsman		Frank Schoenrock	1908
1688	W	ADAMS	5054005001	5D1	Mediterranean Revival	Unknown	Unknown	1936
1999	W	ADAMS	5058015005	3S	Moderne	Paul R. Williams		1948
2622		BRIGHTON	5053035006	5D3	Reinassance 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

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. Hassfurth	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

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



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

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

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 Vernacular Cottage, Hipped Roof			1908
2644	S	HARVARD	5053019009	5D3	Mission Revival	Bert H. Vreenegoer	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

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

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

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

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

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**

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# 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
<b>3CS</b>							
	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

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

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

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
	2822 S	DALTON	5053026032	Transitional Craftsman	G.J. Leoun	G.J. Leoun	1909
	2826 S	DALTON	5053026033	Craftsman	Josephine Vollrath	Josephine Vollrath	1915
	2829 S	DALTON	5053021033	Transitional Craftsman			1901
	2947 S	DALTON	5053022028	Transitional Craftsman	J.H. Bensinger	J.H. Bensinger	1907
	3007 S	DALTON	5053023036	Craftsman	A. Dudley	G.W. Bell, Geylon L. Wade.	1923
	2616	HALLDALE	5053028029	Spanish Colonial Revival	Unknown	Unknown	1924
	2620	HALLDALE	5053028008	Victorian Vernacular Cottage, Hipped Roof	Unknown	Unknown	1905

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

NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of 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. McGuinness	1923
	2634 S	HARVARD	5053019007	Mediterranean Revival	Hartman & Sisk	J.E. Bishop; Hartman & Sisk	1912
	2641 S	HARVARD	5053012030	Victorian Vernacular Cottage, Hipped Roof			1908
	2644 S	HARVARD	5053019009	Mission Revival	Bert H. Vreenegoer	McFadden & Winkelman; Bert H. Vreenegoer	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

NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	2814 S	HARVARD	5053018012	Transitional Craftsman		R. Nielsen	1907
	2821 S	HARVARD	5053013029	Transitional Craftsman			1908
	2900 S	HARVARD	5053017001	Craftsman			1904
	2908 S	HARVARD	5053017002	Victorian Vernacular Cottage, Hipped Roof	J.A. Mathis	G.T. Shoden	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. White	1922
	3101 S	HARVARD	5053015031	Queen Ann			1922
	2631 S	HOBART	5053011027	Craftsman	Mathis	Winona Building Co.	1908
	2635 S	HOBART	5053011022	Transitional Craftsman	Winona Building Co.	Winona Building Co.	1908
	2637 S	HOBART	5053011023	Craftsman		Winona Building Co.	1908
	2640 S	HOBART	5053012008	Craftsman	Guy V. Golf	August Harrison	1910
	2641 S	HOBART	5053011026	Victorian Vernacular Cottage, Hipped Roof	Mathis	Winona Building Co.	1907
	2646 S	HOBART	5053012009	Transitional Craftsman		Henry Vafdemkamp	1907
	2650 S	HOBART	5053012010	Transitional Craftsman		M.H. Hannas	1907
	2656 S	HOBART	5053012011	Craftsman	Winona Building Co.	Winona Building Co.	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



NRHP Status Code	Address: Dir	Street	Parcel No	Architectural Styles	B9a Architect:	B9b Builder:	Period of Significance:
	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

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 Jorealsen	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

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

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

**5S3**

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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 Schoebner 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).





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**ATTACHMENT E – DPR FORMS**

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**SEE VOLUME II.**

# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1940 29TH ST

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 1940 \_\_\_\_\_ W \_\_\_\_\_ 29TH ST City LOS ANGELES Zip 90018

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

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

Oriented with primary (north) elevation facing north. Located on the south side of 29th Street between S. Hobart Boulevard and S. Harvard Boulevard.

Parcel No. 5053014002

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-one-half story; near rectangular plan; Transitional Craftsman residential building; side gable roof, asphalt shingles, exposed rafter tails, knee braces, flared eaves; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to full-width recessed entry porch, squared columns sitting atop stone piers support porch roof; entry door within porch (material obscured by security door); double-hung wood sash windows on facade; security bars on windows (alteration); metal fence with brick columns.

**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 #)

North elevation, Lkg S, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1908 Los Angeles County Assessor

**P7. Owner Address:**

CHAMP,ORA  
1940 W 29TH ST  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

07-27-1907: Building permit for construction of residence. Owner: Henry Ball. Architect: none. Builder: Frank Schoenrock.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Frank Schoenrock

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 2150.008

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 1688 ADAMS BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 1688 \_\_\_\_\_ **W** \_\_\_\_\_ **ADAMS BLVD** **City** LOS ANGELES **Zip** 90007

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

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

Oriented with the primary (north) elevation facing north. Located on the south side of Adams Boulevard.

Parcel No. 5054005001

**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 ☐ Both

1936

**P7. Owner Address:**

NORMANDIE PROPERTY INVESTM

2331 WESTWOOD BLVD

LOS ANGELES CA, CA 90064

**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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Mediterranean Revival

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 13149.6964008

Period of Significance: 1878-1948

Property Type STORE COMBINATION (WIT 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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.*



# PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 3S

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

1999 ADAMS Boulevard

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 1999 W ADAMS Boulevard City LOS ANGELES Zip

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

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

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

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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 ☐ Both

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.")

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 3S

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

B1. Historic Name: *Golden State Mutual Building*

B2. Common Name *Golden State Mutual Building*

B3. Original Use: *Commercial*

B4. Present Use: *Commercial*

B5. Architectural Style: *Moderne*

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

*Built in 1948.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: *Paul R. Williams*

B9b. Builder:

B10. Significance: Theme: *Railroad and Horsecar Suburbs; Streetcar Area*

Period of Significance: *1878-1948*

Property Type *Commercial*

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: *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.*

B11. Additional Resource Attributes: (List attributes and codes) *HP 7. 3+ story commercial building*

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: *5/8/2009*

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2622 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2622 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: renaissance revival

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.023

Period of Significance: 1878-1948

Property Type FIVE OR MORE APARTMEN 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.)

## CONTINUATION SHEET

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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2648 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2648 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053035011

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Shingle style with elements of American Foursquare single-family residence; gable on hip roof; wood shingles and clapboard siding; wood-frame roof; wood stud-wall structure; recessed partial-width porch with square columns; porch stair railing (alteration); projecting second floor with decorative brackets; wide overhang with exposed eaves; gable fan light (alteration); awnings (alteration); double-hung single-light windows; wood door with single light flanked by side-lights.

**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 ☐ Both

1903

**P7. Owner Address:**

HEYWOOD, STEPHEN AND PHOEB

2648 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Shingle style with elements of American Foursquare

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

No original permit on file.

1928: Install cement steps and side retaining wall to cellar, owner Abraham Harmon, for \$50

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.27185013

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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.*

*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*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2707 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2707 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

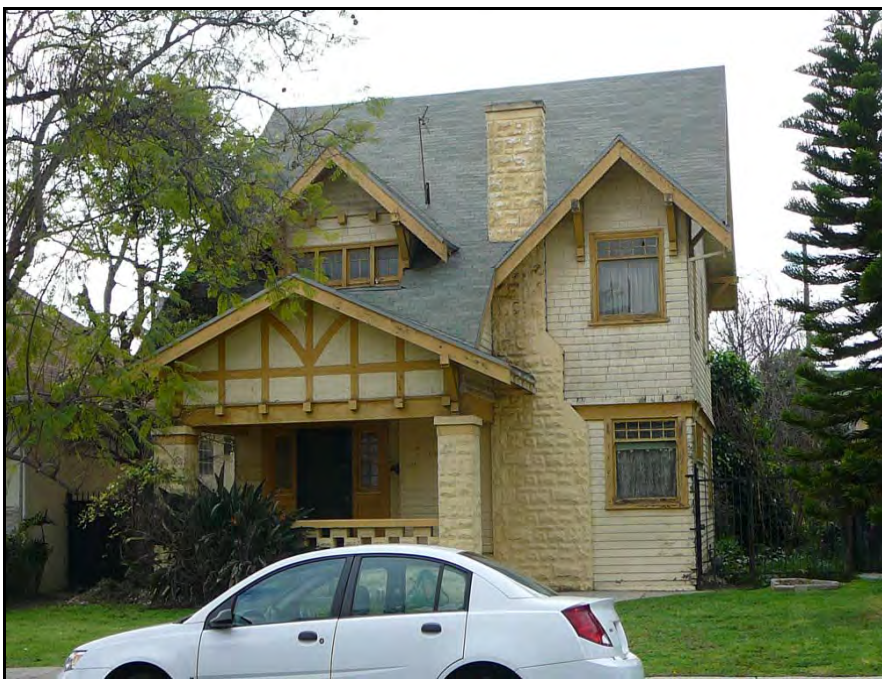
Parcel No. 5053029032

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2707 BRIGHTON 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)

1911: 7-room residence for owner J & A Heap, contractor W.D. Clark, for \$2,800

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: W.D. Clark

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.27380013

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.

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2707 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*

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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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2715 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2715 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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; wood-frame 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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Mediterranean Revival

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0224

Period of Significance: 1878-1948

Property Type FOUR UNITS

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.)

## CONTINUATION SHEET

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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2723 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2723 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

*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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2723 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.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4732.87679975

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/19/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 3

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

Recorded by Amanda Kainer

Date 3/19/2009

### 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2800 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2800 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053034031

**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 rusticated stone columns and wall; wide eaves with decorative brackets and verge board; half timbered porch gable; multi-light vinyl sliders (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 ☐ Both  
1907

**P7. Owner Address:**

WELLS, NELDA  
2800 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2800 BRIGHTON 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 permit on file.

1911: Cement Porch 9'x28', owner E.J. Wiltenberg, contractor W.D. Clark

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0224

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2806 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053034032

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 shutters and clapboard siding; faux brick veneer siding (alteration); wood-frame roof; wood stud-wall structure; bay window; narrow eaves with exposed eaves; awnings (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 ☐ Both

1903

P7. Owner Address:

MARROQUIN, OSCAR AND LILY

2806 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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

No original permit on file.

1929: Add 12'x20' onto rear making 2 family flats and repair fire damage, owner Emma Eckdale, contractor C. Norchust, for \$2,500

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2806 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2807 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2807 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Parcel No. 5053029030

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; full-width recessed porch with a rusticated stone porch-wall and wide overhanging eaves with exposed rafters; front facing dormer with double hung windows and decorative brackets; 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 ☐ Both

1906

P7. Owner Address:

MADDOX, BEN AND FAYDEAN AND

2807 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2807 BRIGHTON 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 permit on file.

1910: Repair bathroom and extend screen on rear and repair front porch, owner Senehousen, builder W.D. Clark, for \$250

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0224

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.)

## CONTINUATION SHEET

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 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2812 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2812 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2812 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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*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: 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2815 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2815 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

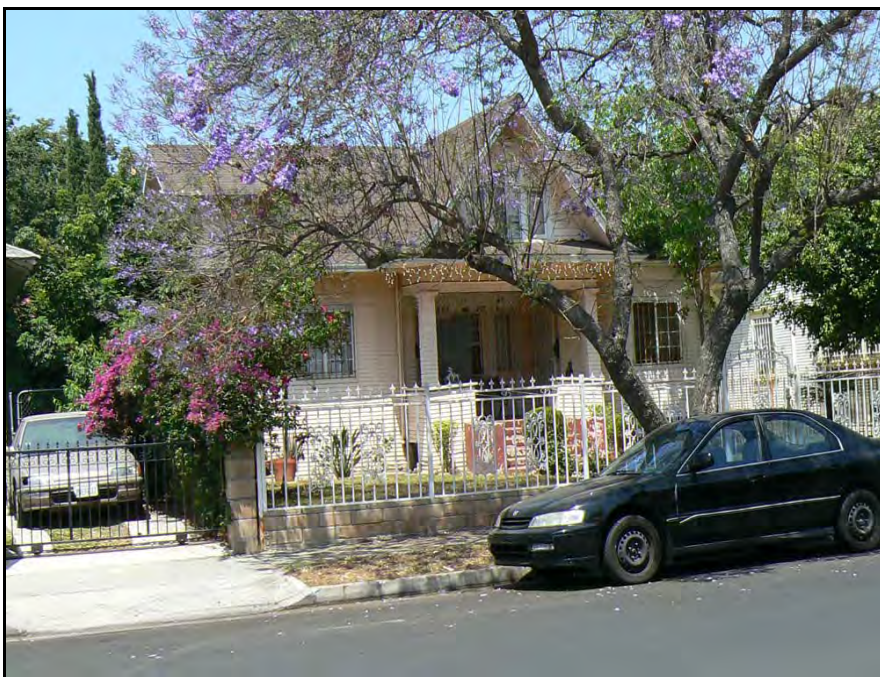
Parcel No. 5053029028

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2815 BRIGHTON 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 permit.

1910: 12' x 34' and 9' x 10' additions on to an existing 34' x 30' residence for owner J.W. Clark, contractor Clark

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.27379976

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2817 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2817 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

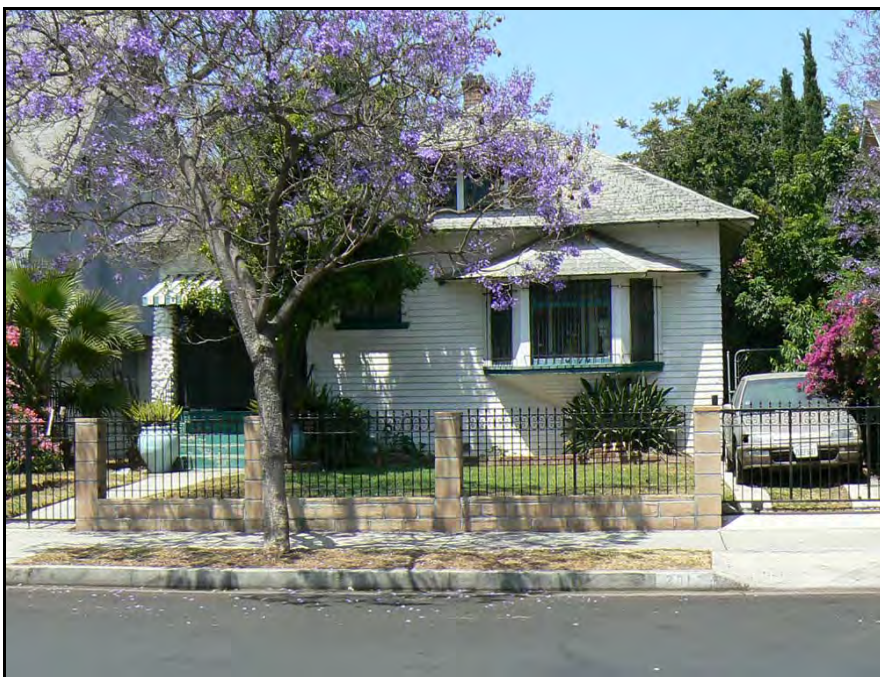
Parcel No. 5053029026

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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.

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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.)

## CONTINUATION SHEET

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.*

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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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2818 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2818 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0224

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2818 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2820 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2820 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053034026

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2820 BRIGHTON 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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5041.0168

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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

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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.)



## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2820 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 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 2823 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2823 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Parcel No. 5053029036

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 and stucco (alteration) siding; wood-frame roof; wood stud-wall structure; partial-width porch with wood posts above a low wood wall; multi-light transom and single-light 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 ☐ Both

1906

P7. Owner Address:

REESE, ARLENE M  
2823 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2823 BRIGHTON 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 on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5467.0165

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

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

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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2826 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2826 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

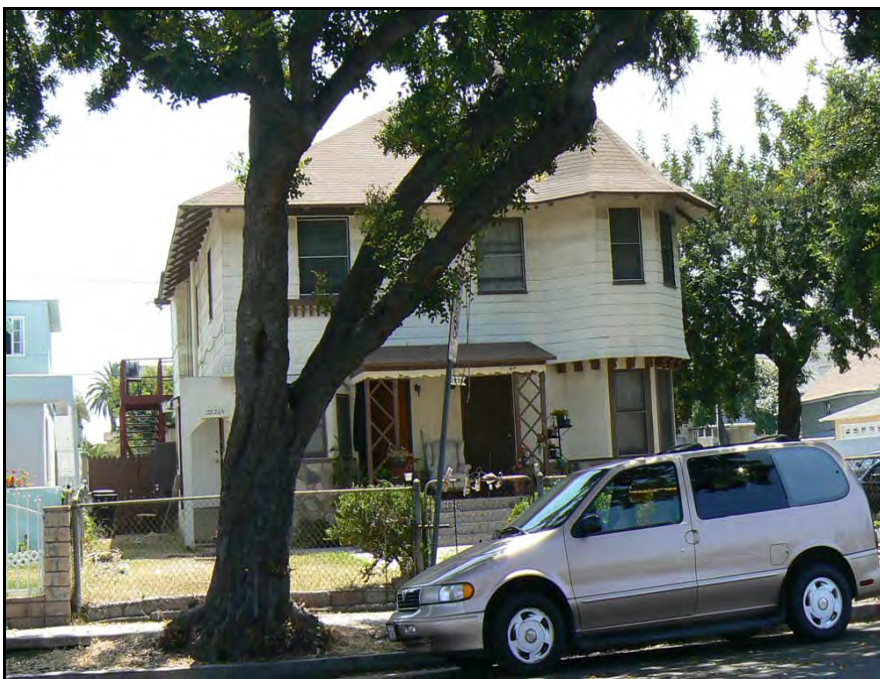
Parcel No. 5053034036

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Queen Anne

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

No original permit.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7388.92045083

Period of Significance: 1878-1948

Property Type THREE UNITS

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

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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.)



## CONTINUATION SHEET

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.*

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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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2939 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2939 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both  
1907

**P7. Owner Address:**

KANG, DOO S  
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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Queen Anne

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.03

Period of Significance: 1878-1948

Property Type FIVE OR MORE APARTMEN 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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B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

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B13. Remarks:



B14. Evaluator: Amanda Kainer

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Date of Evaluation:

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## CONTINUATION SHEET

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.*

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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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2945 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2945 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Parcel No. 5053030028

**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 gable roof; wood shingle siding; wood-frame roof; wood stud-wall structure; full-width front porch with square field stone columns (alteration); wide overhang with exposed rafters and decorative brackets; dormer with double-hung windows and decorative brackets; vinyl horizontal sliding 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, June 2009

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both  
1907

**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 report and other sources, or enter "none.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2945 BRIGHTON 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)

1907: 7-room residence, owner J.V. Peacock, architect/contractor owner, \$4,000

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.V. Peacock

B9b. Builder: J.V. Peacock

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5325.2100001

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2949 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2949 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Parcel No. 5053030030

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 shingles and clapboard siding; wood-frame roof; wood stud-wall structure; partial-width porch with shed roof and square columns (alteration); wide overhang with exposed eaves and decorative brackets; double-hung single-light windows; pair of double-hung single-light gable windows; transom window over single-light window with glass side panels; metal bar security door and 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 ☐ Both

1907

P7. Owner Address:

DESVIGNES, RODNEY M AND ALFR

2949 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 Survey

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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2949 BRIGHTON 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)

1907: 8-Room Residence for owner J.V. Peacvok, for \$4,000

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. 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.)

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/16/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2952 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2952 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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)

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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

1910: Trunk Room, owner M.B. Brolaske, for \$100

1910: Bedroom and porch, for M.B. Brolaske

1918: Private Garage, owner G. Smith, contractor A.L. Daniels, for \$625

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0232

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.

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2952 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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3026 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 3026 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

*Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.*

Parcel No. 5053032007

**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; shingle siding; wood-frame roof; wood stud-wall structure; partial width recessed porch with square columns; decorative verge board; horizontal wood band accentuated by dentils; decorative brackets; metal 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, June 2009*

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1906

**P7. Owner Address:**

TRINIDAD, JOSELITO AND BILHA

3026 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3026 BRIGHTON 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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.0234

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.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3026 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.*

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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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3103 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 3103 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

*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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3103 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)

1906: Residence and Shed, owner A.D. Peterson, architect Wilson, contractor A.D. Peterson, for \$1,500

1918: Add front bay window and rear sleeping porch, owner Angela and Josophine Damhoust, for \$190

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Wilson

B9b. Builder: A.D. Peterson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7097.27469964

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/16/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3103 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: 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3106 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 3106 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

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 multi-light 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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3106 BRIGHTON 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 alterations)

1907: Residence, owner Blanch H Hurd, architect S. Butler, contractor Burton Bros, for \$2,500

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: S. Butler

B9b. Builder: Burton Bros

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.0234

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3106 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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3112 BRIGHTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 3112 \_\_\_\_\_ **BRIGHTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 multi-light 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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3112 BRIGHTON 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 alterations)

1906: 6-Room Residence, owner W.C. Sherman, architect/contractor C.A. Scovel, for \$2,100

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: C.A. Scovel

B9b. Builder: C.A. Scovel

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.0234

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3112 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3113 BRIGHTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 3113 BRIGHTON AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

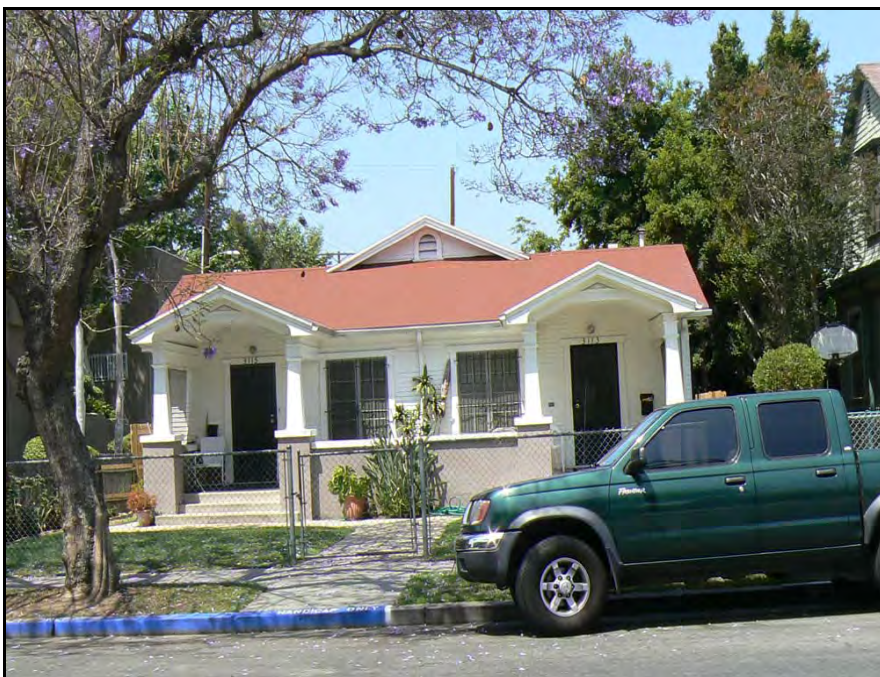
Parcel No. 5053031030

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)

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3113 BRIGHTON 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 alterations)

1922: 8-room 2-family Dwelling, owner Wm. J. Hassfurth, architect F.L. Hassfurth, for \$5,500

1922: 2-room Garage, owner Wm. J. Hassfurth, architect F.L. Hassfurth, for \$275

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: F.L. Hassfurth

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5870.79354918

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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:

6/1/2004

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2656 BRIGHTON Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2656 S BRIGHTON Avenue City LOS ANGELES Zip

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

Parcel No. 5053035012

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; wood clapboard siding; wood-frame roof; wood stud-wall structure; bay window with multi-light windows; decorative verge board and brackets; wide eaves; horizontal band with dentils; second story porch with balustrade; awnings (alteration); aluminum windows flanked by shutters (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 ☐ Both

1906

P7. Owner Address:

2656 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1906: 11-Room Residence, owner John Thayer, architect/contractor J.E. Breitwiser, for \$4,700

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.E. Breitwiser

B9b. Builder: J.E. Breitwiser

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2656 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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2702 BRIGHTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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: 2702 S BRIGHTON Avenue City LOS ANGELES Zip

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

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

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 ☐ 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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1909: 8-Room Residence, owner/architect/contractor W.D. Clark, for \$3,000

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: W.D. Clark

B9b. Builder: W.D. Clark

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2702 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2706 BRIGHTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2706 S BRIGHTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Brighton Avenue.

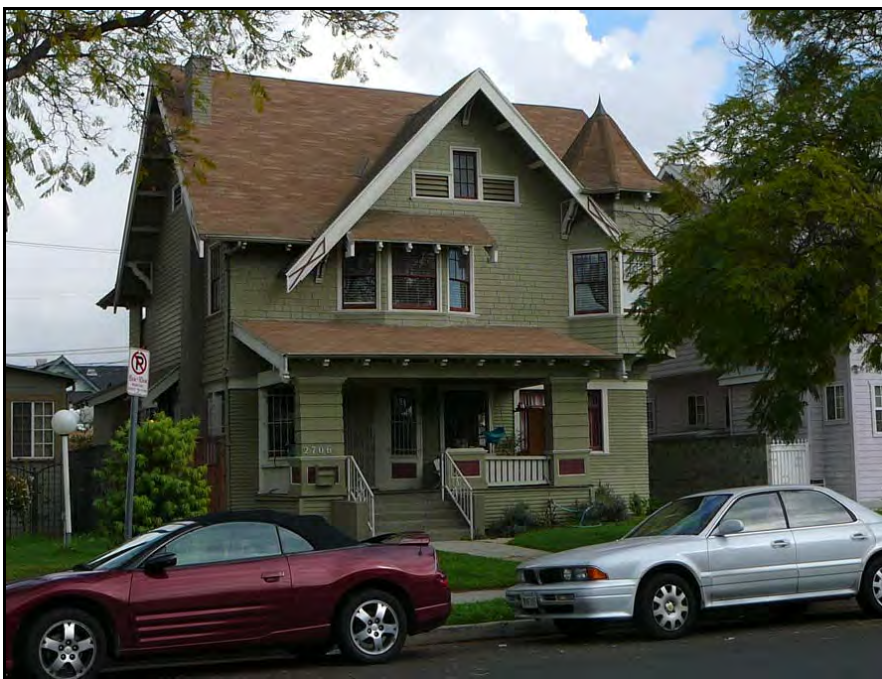
Parcel No. 5053034038

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Queen Anne

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

1905: 8-room 1-family residence constructed for owner Nichols & Clark, contractor Nichols & Clark for \$3,000

1907: Den addition, owner Sanale E. Clark, contractor/architect N & Clark, for \$150

1908: 1-room barn, owner N & Clark, contractor N & Clark, for \$100

1926: 7' x 7' dressing room addition, owner S.C. Clark, contractor/architect S.C. Clark for \$120

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Nichols & Clark

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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, Chateausque, 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

Resource Name or #: (Assigned by recorder)

2712 BRIGHTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2712 \_\_\_\_\_ S \_\_\_\_\_ BRIGHTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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 permit.

1910: 1-room garage for owner A. Hildebrandt, for \$40

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

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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.)

## CONTINUATION SHEET

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.*

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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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2716 BRIGHTON Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2716 S BRIGHTON Avenue City LOS ANGELES Zip

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

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

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 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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1905: 2-story 7-room residence for W.D. Clark, architect Nicols & Clark, contractor W. D. Clark, for \$2,600

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Nicols & Clark

B9b. Builder: W. D. Clark

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2716 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.*

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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 \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2801 BRIGHTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2801 \_\_\_\_\_ S \_\_\_\_\_ BRIGHTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

No original permit on file.

1912: Add a screen porch on first floor, owner Hinton, contractor W.J. Walker, for \$150

1917: Private Garage, owner Thor Hinton, for \$100

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2801 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2827 BRIGHTON Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2827 S BRIGHTON Avenue City LOS ANGELES Zip

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1906: 9-room residence, owner Dr. Ellwood Thorn, contractor Dr. Ellwood Thorn, \$3,000

1915: 1-room garage, owner H.J. Coalis, contractor W.D. Clark, \$115

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Ellwood Thorn

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2827 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.*

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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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2913 BRIGHTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2913 S BRIGHTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Brighton Avenue.

Parcel No. 5053030032

**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; hip gable with fan window; second story porch with wood balustrade; wood stud-wall structure; partial-width porch with square columns curving around corner with wood balustrade; wide eaves with decorative brackets; double-hung single-light windows; flat panel door with side lights (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 ☐ Both  
1905

**P7. Owner Address:**

2913 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:** 3/16/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/16/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 3

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

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2946 BRIGHTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2946 S BRIGHTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2946 BRIGHTON Avenue

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 permit.

1913: 1-room garage, owner Mrs. Burd, contractor Pacific Portable Construction Co, Inc., for \$100

1926: Double garage, owner E. Maljan, architect/contractor E. Maljan, for \$162

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2957 BRIGHTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2957 S BRIGHTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

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); wood-frame 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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: elements of Queen Anne

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/16/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 3

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

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.*

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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, Chateausque, 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

Resource Name or #: (Assigned by recorder)

3107 BRIGHTON Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 3107 S BRIGHTON Avenue City LOS ANGELES Zip

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

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

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; wood-frame 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)

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

Original permit unavailable.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/16/2007

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

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

Recorded by Amanda Kainer

Date 3/16/2007

### 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2611 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2611 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street.

Parcel No. 5053020013

**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, front-gable 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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

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 Use: Residential

B5. Architectural Style: Colonial Revival

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

No original building permit.

10/29/1906: Building permit to move residence from front to rear of lot (from 2601 Dalton Ave. to 2611 Dalton Ave.) Owner: W. H. Young. Architect: none. Builder: Pefley & Miller.

2/27/1936: Alteration permit to add bathroom, remove brick chimney on 2nd floor.

B7. Moved? ☐ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 2980.80999998

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.

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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:

4/10/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2611 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.*

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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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*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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2616 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2616 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053027033

**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 siding; wood-frame roof; wood stud-wall structure; partial width porch with full height entry; double-hung single-light windows; metal security door screen (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 ☐ Both  
1904

**P7. Owner Address:**

HOUSTON, NOLAN E AND ELLA

2616 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2616 DALTON 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.

1913: Build screen porch on rear of present residence, owner James B Pittblado, contractor F.B. Cabs, for \$200

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7049.04155107

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2616 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.*

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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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2618 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2618 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

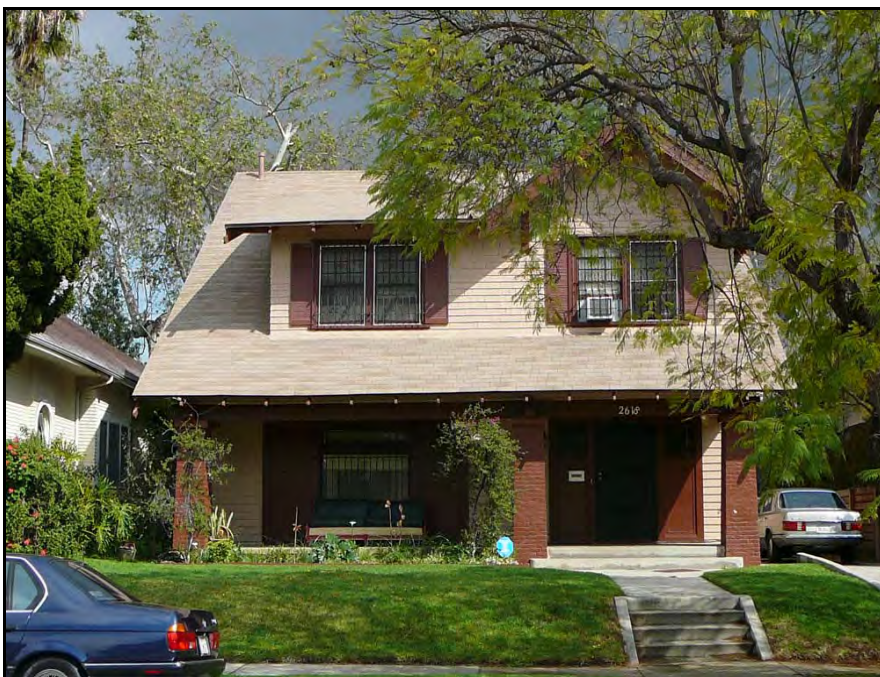
Parcel No. 5053027029

**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 with large gable dormer; wood-frame roof; wood stud-wall structure; recessed full-width front porch with brick battered columns; wide eaves with exposed rafter tails; decorative wood panels flanking first story window and entrance; second-story window shutters (alteration); metal bar security windows (alteration); double-hung single-light windows; metal security door screen (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 ☐ Both

1906

**P7. Owner Address:**

MOSLEY, BESSIE S AND EDWARD

2618 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2618 DALTON 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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0225

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2621 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2621 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between Adams Boulevard and 27th Street.

Parcel No. 5053020016

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; irregular cross plan; Transitional Craftsman residential building; cross-gable roof with exposed rafter tails and composite shingle cladding; front gable is asymmetrical; exterior brick chimney; concrete foundation; wood clapboard siding on exterior walls; concrete steps with metal handrails leading to partial-width recessed entry porch; three square columns supporting porch roof; wood entry door within porch; fixed wood windows with transoms; double-hung wood windows; fixed wood windows; decorative wood shelf supported by brackets below pair of windows on front gable; metal security bars on windows (alteration); metal screens on windows and entry door (alteration); chain-link fence (alteration); garage building located in 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 ☐ Both

1908, Los Angeles County Assessor

**P7. Owner Address:**

PRATT, WILLIE S AND

2621 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:** 4/10/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2621 DALTON 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)

7/27/1907: Building permit to construct residence. Owner: Hattie P. Sherwood. Architect: Lester S. Moore. Builder: owner. Cost: \$4000.

5/5/1910: Building permit to construct shed.

9/2/1926: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Lester S Moore

B9b. Builder: Hattie P. Sherwood

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7485.09635068

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/10/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2621 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: 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 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 #: (Assigned by recorder) 2627 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2627 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street.

Parcel No. 5053020017

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2627 DALTON 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)

6/28/1905: Building permit to construct residence. Owner: Sarah Jane Harris. Architect: O.L. Seelyic . Builder: O.L. Seelyic & San. Cost: \$2000.00.

10/21/1912: Building permit to construct barn.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: O.L. Seelyic

B9b. Builder: O.L. Seelyic & San.

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7484.02479998

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 3. Multiple 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:

4/10/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2630 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2630 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Queen Anne

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

1908: Interior improvements, owner Howard, for \$250

1911: Garage, owner P.A. Howard, contractor S.M. Morehouse for \$150

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7099.56079975

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2637 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2637 DALTON AVE City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street.

Parcel No. 5053020019

**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:**

☒ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2637 DALTON 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.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7484.77634964

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/13/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 #: (Assigned by recorder) 2647 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2647 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street.

Parcel No. 5053020021

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2647 DALTON 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.

11/1/1909: Building permit to construct garage. Owner: Mrs. Wheeler. Contractor: Jacob Bieber.

7/12/1923: Alteration permit to take out sink, replace....hall entrance, glass porch enclosure. Owner: Hendry Staff. Contractor: same.

7/12/1923: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7485.20894938

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

HP 3. Multiple 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:

4/20/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

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

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.*

*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 #: (Assigned by recorder) 2656 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2656 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2656 DALTON 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 alterations)

1906: Automobile House, owner Thomas Foulkes, architect Foulkes (son of above), contractor J.B. Bouchey, for \$200

1911: 14-room Residence, owner W.F. Fraucss, contractor S.P. Sliphus, for \$4,711

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: S.P. Sliphus

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.38334989

Period of Significance: 1878-1948

Property Type FOUR UNITS

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

6/24/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

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

Recorded by Amanda Kainer

Date 6/24/2009

### 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*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2900 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2900 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2900 DALTON 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)

1922: 12-room 4-family Flats, owner Irene Hamburg, architect Roy Jones, contractor Julius Kreiger, for \$7,000

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Roy Jones

B9b. Builder: Julius Kreiger

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.27565014

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)

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:

7/2/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2900 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.*

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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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2907 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2907 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.

Parcel No. 5053022033

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2907 DALTON 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 alterations)

6/1/1905: Building permit to construct residence. Owner: Minnie E. Sloan. Architect: G.F. Sloan. Builder: same. Cost: \$2000.

3/26/1940: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: G.F. Sloan

B9b. Builder: G.F. Sloan

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7200.75450038

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2907 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.*

*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 \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 2912 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2912 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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)

**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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2912 DALTON 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 alterations)

1905: 7-Room Residence, owner/contractor J.J. Fastler, for \$1,800

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: J.J. Fastler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.27565014

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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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## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder) 2926 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2926 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2926 DALTON 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 alterations)

1907: 7-Room Dwelling, owner C Cunningham, architect/contractor Chas F Patterson and Co, for \$2,500

1909: Barn, owner Mary T Parshall, contractor W.R. Gregler, for \$150

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Chas F Patterson and Co

B9b. Builder: Chas F Patterson and Co

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.28749961

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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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*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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2927 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2927 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.

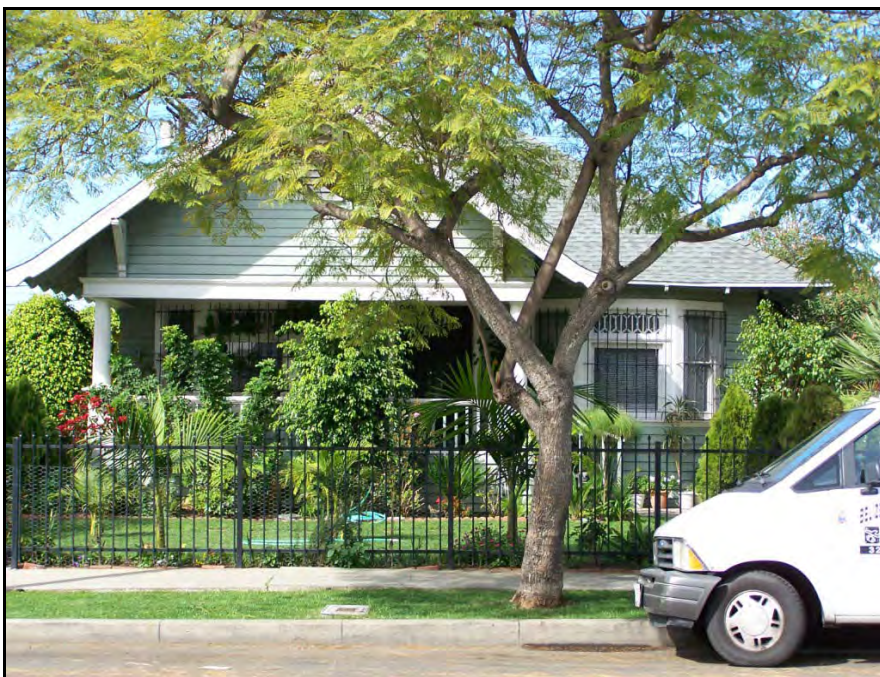
Parcel No. 5053022025

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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

**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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

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 Use: Residential

B5. Architectural Style: Transitional Craftsman

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

10/23/1911: Building permit to construct shed. Owner: May Wintrobe Architect: none. Contractor: none. Cost: \$100.  
No permit on file for construction of residence.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

6/1/2004

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

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

Recorded by Laura Vanaskie

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.*

*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 #: (Assigned by recorder) 2937 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2937 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.

Parcel No. 5053022026

**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; double-hung 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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2937 DALTON 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.

7/27/1910: Building permit to construct garage. Owner: N.L. Gaylord. Architect: same. Contractor: none.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2953 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2953 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.

Parcel No. 5053022031

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-one-half story; rectangular plan; No particular style with Craftsman features; residential building; side gable roof with large shed roof dormer, overhanging boxed eaves, knee braces and composite shingle cladding; concrete foundation; wood clapboard siding and brick on exterior walls; exterior partially painted brick chimney; painted concrete steps leading to full-width entry porch; two square brick columns sitting atop a brick wall support the porch roof; metal handrail in center of porch steps (alteration); wood entry door within porch; arched vents in porch walls; aluminum sliding windows; double-hung aluminum windows; decorative wood brackets supporting roof overhangs; security bars on windows (alteration); metal screens on windows (alteration); shed roof carport made of brick and wood attached to north elevation; 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:**

☐ Prehistoric ☒ Historic ☐ Both

1912, Los Angeles County Assessor

**P7. Owner Address:**

APPLETON, OAKEREADER

2953 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2953 DALTON 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 alterations)

2/8/1912: Building permit to construct shed.

4/11/1912: Building permit to construct residence. Owner: Chas E. Stanton. Architect: Los Angeles \_\_\_\_ Co. Contractor: Home Makers. Cost: \$3450.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Los Angeles \_\_\_\_ Co.

B9b. Builder: Home Makers

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7200.5339999

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2953 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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*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 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2956 DALTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2956 DALTON AVE City LOS ANGELES Zip 90018

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2956 DALTON 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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7388.92749845

Period of Significance: 1878-1948

Property Type THREE UNITS

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2956 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2957 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2957 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue at the intersection of Dalton and 30th Street.

Parcel No. 5053022032

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2957 DALTON 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)

No original building permit.

7/19/1913: Building permit to construct garage. Owner: E.J. Gehman Builder: same.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7183.71839983

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

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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:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3022 DALTON AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 3022 DALTON AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053024005

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3022 DALTON 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)

1905: Residence, owner O.R. Hazeldine, contractor F.E. Butler, for \$1,690

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: F.E. Butler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.28220013

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.

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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:

7/2/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3023 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3023 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053023029

**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 front-gable dormer, lower cross gables on east and north elevations, overhanging eaves, exposed rafter tails, decorative knee braces, and composite shingle cladding; concrete foundation; wood clapboard siding atop masonry base on exterior walls; two brick chimneys, one interior, one exterior; concrete steps leading to partial-width entry porch; porch has been enclosed (alteration); wood entry door within enclosed porch (alteration); fixed wood windows with and without transoms; multi-light double-hung wood windows; double-hung vinyl windows (alteration); aluminum sliding windows (alteration); metal screens on windows (alteration); wood and metal screen on entry door (alteration); two-story garage/guest house 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 ☐ Both

1910, Los Angeles County Assessor

**P7. Owner Address:**

HERNANDEZ, JOSEPH AND ROSE

3023 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3023 DALTON 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 alterations)

8/31/1908: Building permit to construct residence. Owner: John Pearson. Architect: none. Builder: C.M. Stevens. Cost: \$2,175.

7/1/1912: Building permit to construct garage.

2/19/1926: Alteration permit to remove roof of garage, build 2nd floor and create a 1 family residence over garage. Owner: Thos. H. Reed. Architect: same. Contractor: same.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7220.77835033

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

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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:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3102 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 3102 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3102 DALTON 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 alterations)

1910: 7-Room Residence, owner G.C. Peck, architect J.A. Casr, contractor H.A. Peck, for \$2,500

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: J.A. Casr

B9b. Builder: H.A. Peck

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.28219976

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 90405

Date of Evaluation:

7/2/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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.*

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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 #: (Assigned by recorder) 3107 DALTON AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3107 \_\_\_\_\_ **DALTON AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053023028

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3107 DALTON 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)

10/25/1905: Building permit to construct residence. Owner: H.E. Pack. Architect: same. Builder: same. Cost: \$1850.

9/6/1932: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H.E. Pack

B9b. Builder: H.E. Pack

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7223.77835008

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3107 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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*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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2641 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2641 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between W. Adams Boulevard and 27th Street.

Parcel No. 5053020020

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; L-shaped plan with cylindrical partial height bay on center of east elevation; Transitional Craftsman residential building; hipped roof with lower front gable, exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard siding and wood shingles on exterior walls; concrete steps leading to partial-width entry porch; one square column at northeast corner supporting porch roof; wood entry door with single glazed panel within porch; fixed wood window with transoms; double hung wood sash windows; double hung wood sash windows with diamond panes; decorative wood brackets supporting front gable roof; decorative wood statuette within gothic arch wood frame atop carved wood pedestal beneath front gable roof; metal screens on windows (alteration); chain-link fence and concrete retaining wall (alteration); addition to rear elevation (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 ☐ Both

1903, Los Angeles County Assessor

**P7. Owner Address:**

1575 CROSSROADS OF WORLD  
HOLLYWOOD 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:** 4/13/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/13/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

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

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.*

*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 #: (Assigned by recorder) 2646 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2646 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1906: 8- Room Residence, owner/contractor/architect O.G. Rombotis, for \$2,500

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: O.G. Rombotis

B9b. Builder: O.G. Rombotis

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2646 DALTON 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2703 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2703 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue at the intersection of Dalton and 27th Street.

Parcel No. 5053021025

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; rectangular plan; Transitional Craftsman residential building; side gable roof with front gable projection, overhanging eaves, exposed rafter tails and composite shingle cladding; hipped porch roof; balcony above porch (alteration); interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; stucco on bottom of front-facing gable (alteration); painted concrete steps leading to full-width entry porch; ten square columns supporting porch's hipped roof; wood entry door within porch; two vinyl doors within balcony (alteration); fixed wood windows with and without transoms; double hung wood sash windows; multi-light wood window under front-facing roof gable; decorative wood brackets supporting roof overhangs; security bars on windows and entry door (alteration); metal screens on windows (alteration); metal fence atop low brick wall (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 ☐ Both

1908, Los Angeles County Assessor

**P7. Owner Address:**

2703 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

07-23-1907: Building permit for construction of residence. Owner: Ralph Stamlin. Architect: none. Builder: none. Cost: \$3000.00.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/20/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2703 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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2707 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2707 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021028

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; rectangular plan; Transitional Craftsman residential building; front gable roof with overhanging eaves, exposed notched rafter tails and composite cladding (alteration); concrete foundation; stuccoed exterior walls (alteration); two exterior brick chimneys; painted concrete steps leading to full-width entry porch; four square columns supporting porch roof; wood entry door within porch; fixed wood windows with and without transoms; double hung wood sash windows; diamond-light wood windows; decorative wood brackets supporting roof overhangs; exposed wood truss under front gable; security bars on windows (alteration); metal screens on windows and entry door (alteration); wood fence with entry trellis (alteration); garage/guest house building on western edge 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 ☐ Both

1905, Los Angeles County Assessor

**P7. Owner Address:**

2707 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

11/14/1905: Building permit for residence built for owner C.E. Parker. Architect: F.M. Taylor. Builder: A.J. Daniels. Cost: \$2,200.

03/31/1908: building permit to enlarge automobile shed.

03/10/1949: building permit for garage and laundry room.

02/10/2004: building permit to change out 10 (E) windows and 3 (E) doors.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: F.M. Taylor

B9b. Builder: A.J. Daniels

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/20/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2707 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.*

*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 #: (Assigned by recorder) 2723 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2723 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021027

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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

12-01-1905: Building permit for construction of residence. Owner: Amia B. and Alfred G. Boettger. Architect: none. Builder: Z.B. Saffill. Cost: \$2750.00.

03-06-1917: Building permit to enlarge screen porch on 1st floor, enlarge sleeping porch on 2nd floor and build closet over 1st floor porch.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Z.B. Saffill

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/14/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

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

Recorded by Laura Vanaskie

Date 4/14/2009

### 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: 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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2727 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2727 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021031

**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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Colonial Revival

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

No original building permit.

9-27-1910: Building permit for garage construction.

2-6-1950: Building permit to add bedroom to rear of dwelling.

7-27-2007: Building permits for addition to extend family room and new carport.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

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 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.

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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:

4/20/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2727 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.*

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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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*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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2801 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2801 S DALTON Avenue City LOS ANGELES Zip

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021029

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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

No original building permit.

11-15-1911: Alteration permit for addition of sleeping porch.

10-16-1913: Building permit for garage construction.

6-6-1922: Building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

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 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 3. Multiple 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:

4/14/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

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

Recorded by Laura Vanaskie

Date 4/14/2009

### 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: 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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder)

2806 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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 DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

Parcel No. 5053026034

**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; front gable roof; first floor wood clapboard siding and second floor wood shingles; wood-frame roof; wood stud-wall structure; gable half-timbered with fixed light windows; recessed full-width front porch with central gable and square columns above a masonry balustrade; wide eaves with decorative verge boards and brackets; double-hung multi-light vinyl windows (alteration), fixed-light window 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 ☐ Both

1909

**P7. Owner Address:**

2806 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:** 6/1/2004

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

Intensive Level Services

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Queen Anne

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

1909: 9-Room Residence, owner/contractor Hubbard and Gardner, for \$3,000

1912: Garage, owner L.E. Myers, for \$50

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Hubbard and Gardner

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

6/1/2004

(This space reserved for official comments.)

## CONTINUATION SHEET

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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2807 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2807 S DALTON Avenue City LOS ANGELES Zip

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021030

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

09-05-1907: Building 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 Features:

B9a. Architect:

B9b. Builder: E.A. Day

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

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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:

4/20/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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.*

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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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2813 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2813 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 27th Street and 29th Street.

Parcel No. 5053021032

**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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1/15/1909: Building permit for construction of residence. Owner: G.D. Weingarth. Architect: Garrett Byxby. Contractor: U.O. Long. Cost: \$2,800.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/20/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2813 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.*

*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 #: (Assigned by recorder)

2816 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2816 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

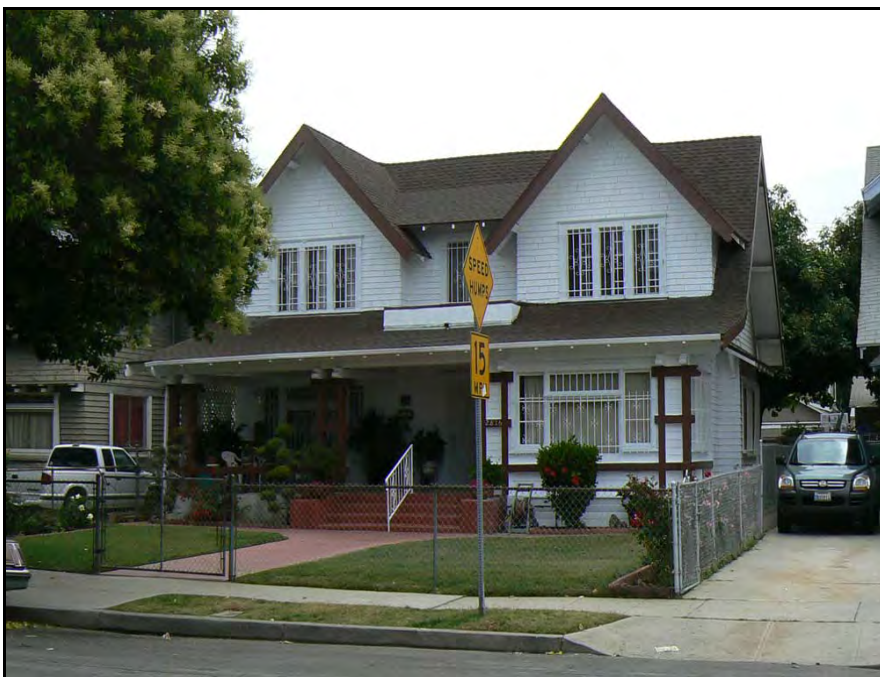
Parcel No. 5053026030

**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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1906: 8-room residence, owner Marshin Jones, architect F.P. Burnham, contractor Otis Jones, for \$2,500

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: F.P. Burnham

B9b. Builder: Otis Jones

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 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.)

## CONTINUATION SHEET

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.*

# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2822 DALTON Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2822 S DALTON Avenue City LOS ANGELES Zip

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

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

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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1909: 8-Room Residence, owner/architect/contractor G.J. Leoun, for \$3,000

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: G.J. Leoun

B9b. Builder: G.J. Leoun

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 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:

7/2/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2822 DALTON 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: 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2826 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2826 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

No original permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Josephine Vollrath

B9b. Builder: Josephine Vollrath

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 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

Santa Monica, CA 90401

Date of Evaluation:

7/2/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2826 DALTON 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.*

# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2829 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2829 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue at the intersection of Dalton and 29th Street.

Parcel No. 5053021033

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; cross plan; Transitional Craftsman residential building; hipped roof with front and side gable projections, overhanging flared eaves, exposed rounded rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; concrete steps with tiled risers leading to partial-width entry porch; two square columns supporting porch's shed roof; screened-in porch on southwest corner (alteration); angled bays on east and south elevations; wood and glass entry door with stained glass side lights within porch; fixed wood windows with and without transoms; some transoms are stained glass; double hung wood sash windows; decorative wood brackets supporting roof overhangs; metal screens on windows (alteration); white picket fence atop low concrete wall (alteration); wood trellises at entries (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 ☐ Both

1901, Los Angeles County Assessor

**P7. Owner Address:**

0 PO BOX 575  
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:** 4/21/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2829 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.*

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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 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 #: (Assigned by recorder) 2947 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2947 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 29th Street and 30th Street.

Parcel No. 5053022028

**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 offset front gable porch roof, overhanging eaves, exposed rafter tails and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; interior brick chimney; painted concrete steps with tile cladding leading to partial-width entry porch; three square columns supporting porch roof; metal handrails along porch (alteration); wood entry door within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; awning wood windows; fixed wood six-over-three light window with infilled panels under porch gable (alteration); decorative wood brackets supporting roof overhangs; cornice with decorative wood corbels; security bars on windows and entry door (alteration); metal screens on windows (alteration); shed 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 ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

2947 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:** 4/21/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

09/13/1905: Building permit for construction of residence. Owner: J.H. Bensinger. Architect: same. Builder: same. Cost: \$1900.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.H. Bensinger

B9b. Builder: J.H. Bensinger

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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.*

*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 #: (Assigned by recorder) 3007 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3007 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Dalton Avenue between 30th Street and 31st Street.

Parcel No. 5053023036

**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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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

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)

1/24/1905: Building permit to construct residence. Owner: W.W. Powell. Architect: A. Dudley. Builder: G.W. Bell. Cost: \$2175.

6/4/1923: Building permit to construct residence. Owner: illegible. Contractor: Geylon L. Wade .

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: A. Dudley

B9b. Builder: G.W. Bell, Geylon L. Wade.

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3007 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2620 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2620 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2620 HALLDALE 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? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.0297

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.

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2620 HALDDALE 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2706 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2706 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2706 HALLDALE 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)

1920: Add screen porch, kitchen and sleeping porch, owner/architect/contractor H.D. Frost, for \$350

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7408.78969912

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.

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2706 HALDDALE 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.*

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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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2712 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2712 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

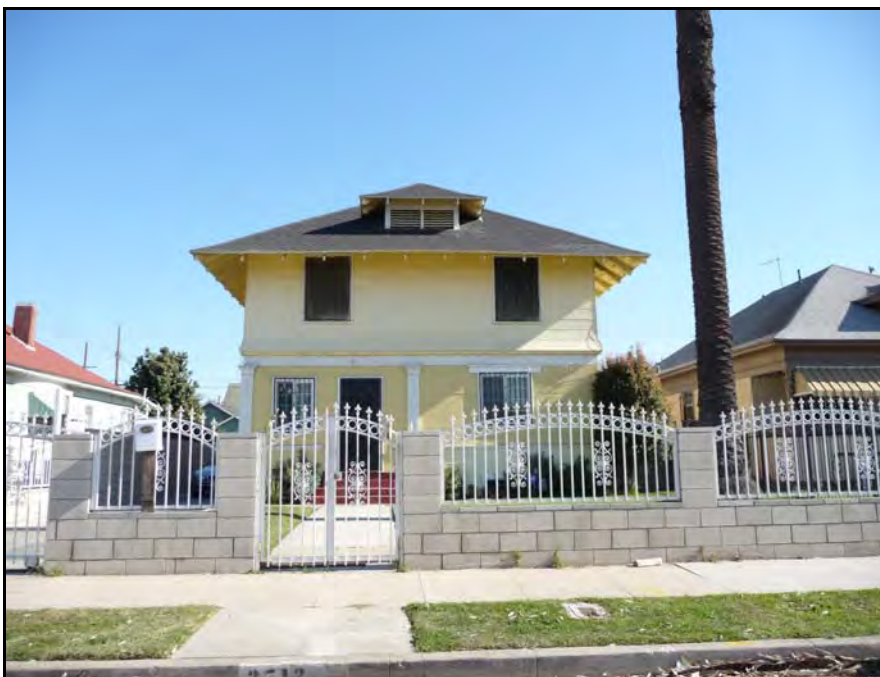
Parcel No. 5053029003

**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:**

☐ Prehistoric ☒ Historic ☐ 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  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2712 HALLDALE 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)

1913: Garage, owner J.B. Parks, owner/contractor F.M. Moffitt, for \$75

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7410.52319967

Period of Significance: 1900

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2712 HALDDALE 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2716 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2716 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053029004

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; painted stucco siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a stuccoed porch wall; porch stair railings (alteration); hip dormer; wide boxed eaves; cornice; bay window; window awnings (alteration); multi-light double-hung windows (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:

☐ Prehistoric ☒ Historic ☐ Both

1903

P7. Owner Address:

SLUSHER, ALDEN R AND CHERRY

2716 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2716 HALLDALE 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)

1919: Garage, owner E. Averill, contractor F.M. Moffitt, for \$100

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7410.52319967

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2716 HALDDALE 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, Chateausque, 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.*

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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 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2722 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2722 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

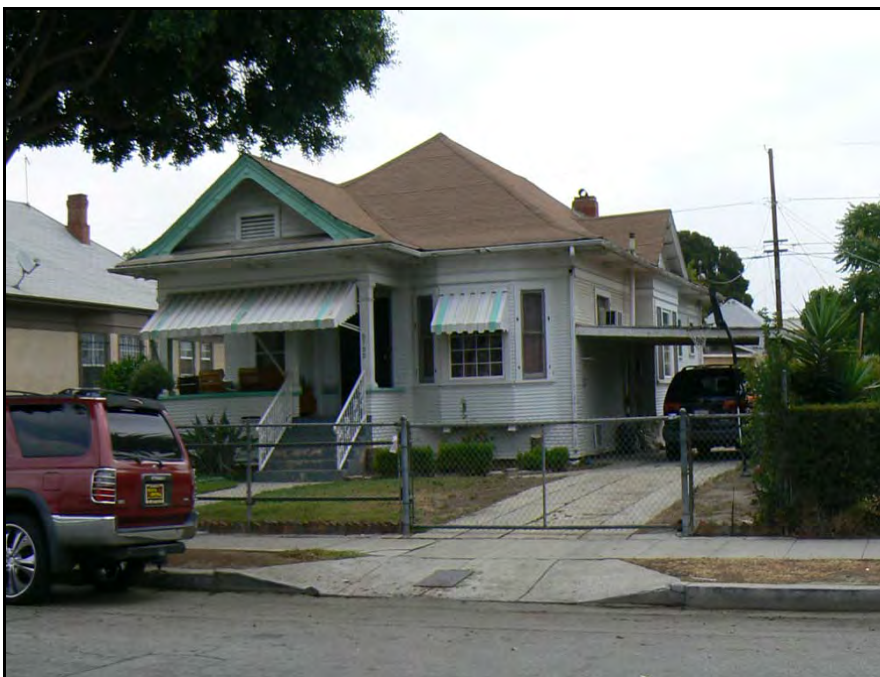
Parcel No. 5053029005

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2722 HALLDALE 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? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7410.27464991

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

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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:

6/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2722 HALDDALE 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*

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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 #: (Assigned by recorder) 2802 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2802 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

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; wood-frame 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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2802 HALLDALE 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.

1913: Garage, owner McKinley, for \$50

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7410.52319967

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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

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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:

6/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2802 HALDDALE 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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*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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2807 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2807 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No. 5053026020

**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; partial-width recessed front porch with column above wood porch wall; wide overhanging eaves with exposed rafter tails; front facing hip dormer; bay windows; double hung single-light and multi-light windows; fixed single light 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:**

☐ Prehistoric ☒ Historic ☐ Both

1900

**P7. Owner Address:**

GALAVIZ, MARIA D  
2807 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2807 HALLDALE AVE

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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

No original permit on file.

1908: Garage, owner Suna Madre, contractor C.A. Scovel, for \$50

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.0216

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2807 HALLDAL 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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2813 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2813 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

*Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.*

Parcel No. 5053026021

**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; decorative bargeboard; decorative pediment with dentils and decorative brackets; entry-stair railing (alteration); fixed multi-light windows; single-light window with multi-light transom; 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 ☐ Both  
1905

**P7. Owner Address:**

*WHITAKER, ALFREDA*

*2813 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:** 2/12/2009

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

*Intensive Level Survey*

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2813 HALLDALE 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 alterations)

No original permit on file.

B7. Moved? ☐ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.07890019

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

2/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2813 HALDDALE 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2822 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2822 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

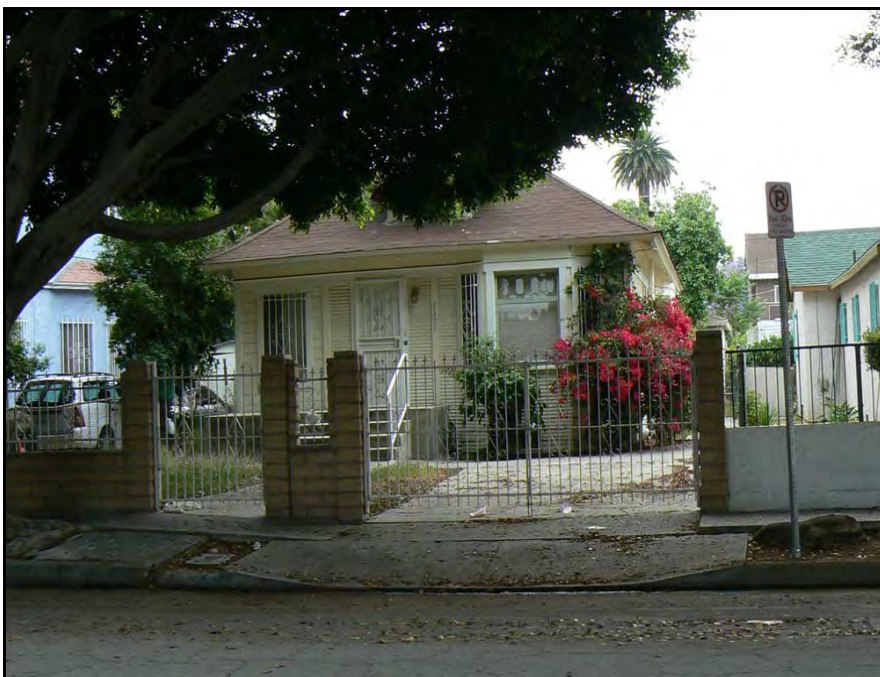
Parcel No. 5053029011

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; wood-frame 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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2822 HALLDALE 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? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5261.47239977

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:

6/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2822 HALDDALE 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2912 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2912 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

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; wood-frame 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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2912 HALLDALE 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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.031

Period of Significance: 1878-1948

Property Type FOUR UNITS

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2912 HALDDALE 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2932 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2932 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053030007

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; clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with square columns above a wood porch wall; decorative verge board; wide boxed eaves with exposed rafters; single-light fixed windows; 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 #)

West Elevation, Lkg E, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1905

P7. Owner Address:

BENSON, JON AND JUDITH W

2932 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2932 HALLDALE AVE

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Classical Revival

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

1926: Private garage, owner Maude H. Brenton, contractor Frank D. Murray, for \$250

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.77944987

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2932 HALDLE 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2934 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2934 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 stud-wall 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 ☐ Both  
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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2934 HALLDALE 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 alterations)

No original permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.78254987

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2934 HALLDAL 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.*

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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

Resource Name or #: (Assigned by recorder) 2937 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2937 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2937 HALLDALE 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? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7104.77469994

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2942 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2942 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053030009

**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 railing (alteration); wide boxed eaves; single-light double-hung windows; single-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 ☐ Both

1903

**P7. Owner Address:**

ORTIZ INVESTMENTS INC

250 E ROWLAND ST

COVINA CA, CA 91723

**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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2942 HALLDALE 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? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.031

Period of Significance: 1878-1948

Property Type THREE UNITS

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.

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2942 HALDDALE 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.*

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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, Chateausque, 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.*

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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 #: (Assigned by recorder) 2946 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2946 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

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)

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2946 HALLDALE 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)

1900: 6-room residence, owner J.J. Hasller/architect/contractor, for \$1,800

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.J. Hasller

B9b. Builder: J.J. Hasller

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.031

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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

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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:

6/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2946 HALDDALE 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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*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, Chateausque, 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.*

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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 #: (Assigned by recorder) 2951 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2951 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

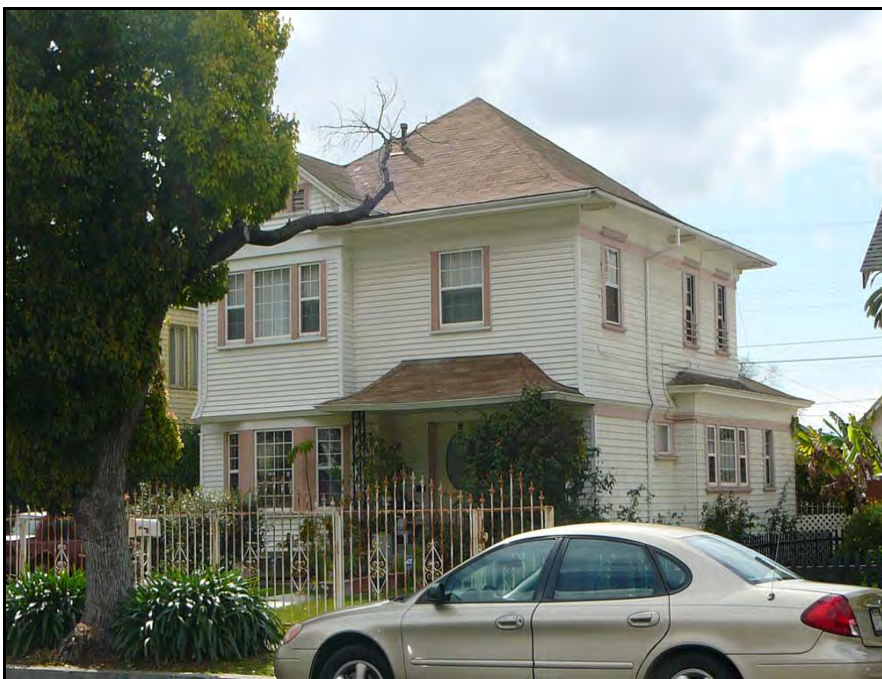
Parcel No. 5053025032

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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2951 HALLDALE AVE

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7105.27469984

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2951 HALDDALE 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.*

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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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2952 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2952 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053030011

**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; multi-level roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; wide eaves with exposed rafters; multi-light window over single-light fixed window; multi-light fixed window (alteration); single-light fixed window (alteration); single-light double-hung window; multi-light 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 ☐ Both

1905

**P7. Owner Address:**

FAIRLEY, RONALD J  
2952 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2952 HALLDALE 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)

1905: Cottage, owner/architect/contractor J.J. Fastler, for \$1,800

1911: Add 2 dormers, owner J.D. Melaher, architect/contractor J.D. Melaher, for \$300

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.J. Fastler

B9b. Builder: J.J. Fastler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.031

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2952 HALDDALE 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2957 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2957 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

*Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.*

Parcel No. 5053025030

**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; front facing gable dormer; recessed partial-width front porch with boxed columns and dentils underneath shed roof; double-hung single-light windows; metal single-light slider windows (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 #)

*East Elevation, Lkg W, Mar 2009*

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both  
1904

**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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2957 HALLDAL 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 permit on file.

1911: Construct chimney, owner E.F. Neleox, contractor F.M. Whalan, for \$120

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7093.4471509

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2957 HALDDALE 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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3006 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 3006 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3006 HALLDALE 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)

1905: 1-story 6-room cottage, owner C.L. Ostberg, contractor O.L. Adams, for \$1,500

1923: Private garage (add to present garage 12'x14'), owner Mrs. W. D. Zarley, for \$125

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: O.L. Adams

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.027

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:

6/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3006 HALLEDALE 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, Chateausque, 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3016 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 3016 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

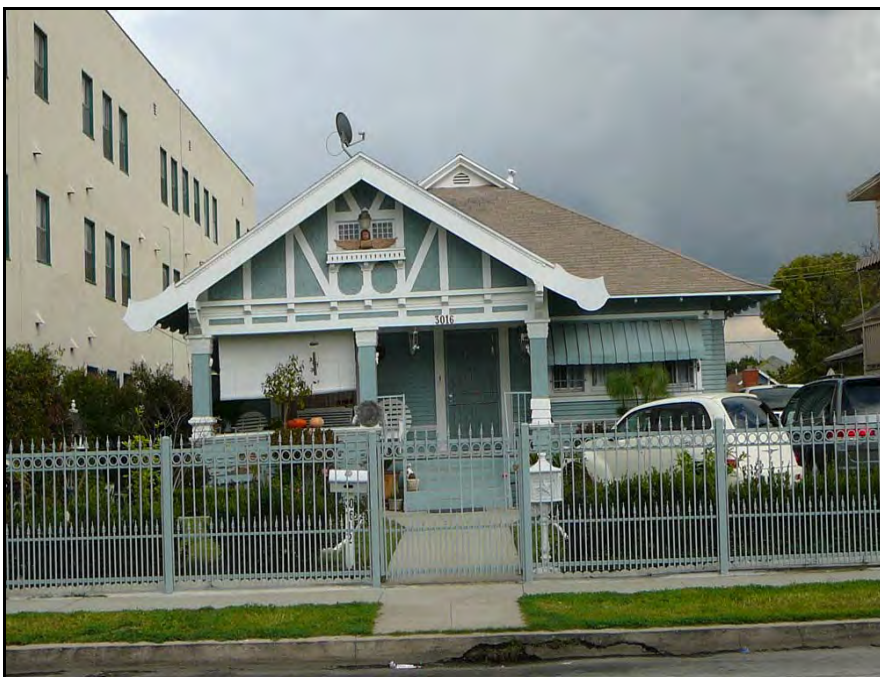
Parcel No. 5053031004

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 stud-wall 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 ☐ Both  
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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3016 HALLDALE AVE

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Queen Anne

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

1905: 6-Room Cottage, owner W.N. Boioan, contractor W.N. Boioan, for \$1,500

1926: Private garage, owner Mrs. Maude H Brenton, contractor Frank D Murray, for \$250

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: W.N. Boioan

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7399.2865007

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/16/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3016 HALDLE 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*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3017 HALLDALE AVE

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 3017 HALLDALE AVE City LOS ANGELES Zip 90018

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No. 5053024030

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3017 HALLDALE 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)

1926: Private garage, owner Lillian B Ross, contractor L Clause, for \$150

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7100.0324

Period of Significance: 1878-1948

Property Type THREE UNITS

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:

6/30/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3017 HALDDALE AVE

Recorded by Amanda Kainer

Date 6/30/2009

### 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 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3100 HALLDALE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 3100 \_\_\_\_\_ **HALLDALE AVE** **City** LOS ANGELES **Zip** 90018

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

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

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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3100 HALLDALE 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)

1905: 6-room Residence, owner Anna B. and Hlfied G. Boettger, contractor Bob Saffell, for \$2,100

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Bob Saffell

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7400.76650039

Period of Significance: 1878-1948

Property Type DOUBLE, DUPLEX, OR TWO 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:

6/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3100 HALDDALE 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2621 HALLDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2621 S HALLDALE Avenue City LOS ANGELES Zip

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

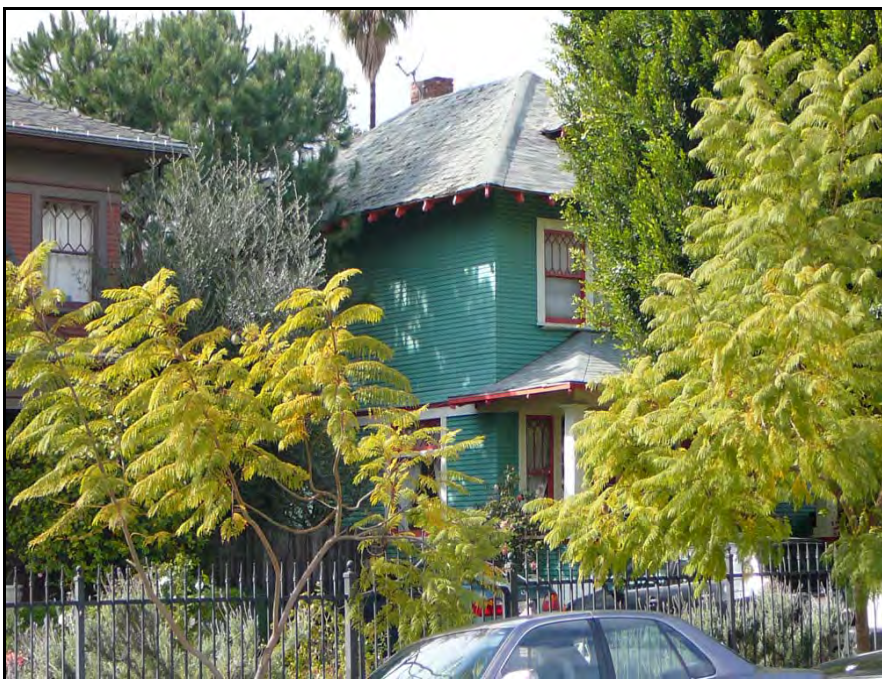
Parcel No. 5053027019

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; wide eaves with exposed rafters; horizontal band between floors; central covered front porch with square columns above a wood porch wall; double-hung single-light windows; flat panel door with multi-light 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 #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1901

P7. Owner Address:

2621 HALLDALE AVE  
LOS ANGELES CA 90018

P8. Recorded by:

(Name, affiliation, and address)

Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130  
Redondo Beach, CA 90277 Santa Mo

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2621 HALLDALE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Redondo Beach, CA 90277 Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2621 HALLDAL 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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2625 HALLDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2625 S HALLDALE Avenue City LOS ANGELES Zip

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No. 5053027020

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 and shingle siding; wood-frame roof; wood stud-wall structure; wide boxed eaves; central covered front porch with boxed columns; double-hung single-light and multi-light windows; flat 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 #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1910

P7. Owner Address:

2625 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2625 HALLDALE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1878-1948

Property Type

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2625 HALLDAL 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.*

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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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2626 HALLDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2626 S HALLDALE Avenue City LOS ANGELES Zip

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2626 HALLDALE Avenue

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)

1906: Add dormer and porch, owner E. Gentz, contractor R. Walker, for \$250

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2626 HALDDALE 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: 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2627 HALDDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2627 S HALDDALE Avenue City LOS ANGELES Zip

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Halddale 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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2627 HALLDALE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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

No original building permit available.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2627 HALLDAL 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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2633 HALLDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2633 S HALLDALE Avenue City LOS ANGELES Zip

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

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

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2633 HALLDALE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2633 HALLDAL 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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2650 HALLDALE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2650 S HALLDALE Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

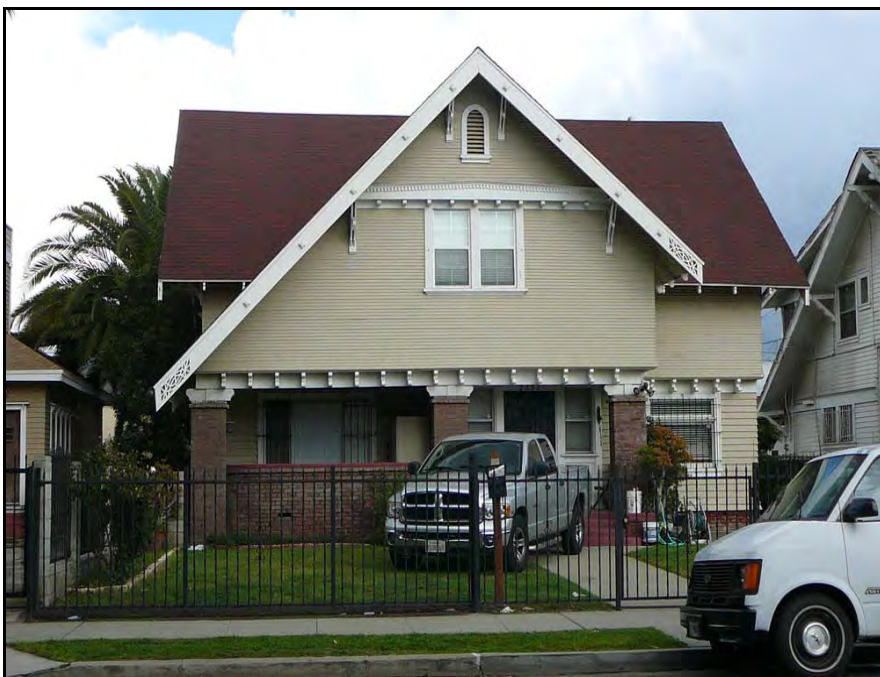
Parcel No. 5053028014

**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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2650 HALLDALE Avenue

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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2650 HALLDAL 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.*

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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 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2654 HALLDALE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2654 S HALLDALE Avenue City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with the primary (west) elevation facing west. Located on the east side of Halldale Avenue.

Parcel No. 5053028015

**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 shingle siding; wood-frame roof; wood stud-wall structure; recessed full-width front porch with stone columns above a stone porch wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; bay window; single-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 ☐ Both

1907

**P7. Owner Address:**

2654 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2654 HALLDALE Avenue

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)

1907: 8-room Residence, owner Morris C. White, architect Frank M. Tyler, contractor Morris C. White, for \$3,600

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Frank M. Tyler

B9b. Builder: Morris C. White

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2654 HALLDAL 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2817 HALLDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2817 HALLDALE Avenue City LOS ANGELES Zip

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

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

Oriented with the primary (east) elevation facing east. Located on the west side of Halldale Avenue.

Parcel No. 5053026024

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 Dutch Revival single-family residence; gambrel roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; partial-width recessed porch with columns above a wood porch wall; wide eaves, boxed; 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 #)

East Elevation, Lkg W, Mar 2009

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

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

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2817 HALLDALE Avenue

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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2817 HALDDALE 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.*

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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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2901 HALLDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2901 S HALLDALE Avenue City LOS ANGELES Zip

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

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

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 ☐ Both  
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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2901 HALLDALE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/12/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2901 HALLDAL 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.*

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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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2911 HALLDALE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2911 S HALLDALE Avenue City LOS ANGELES Zip

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

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

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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2911 HALLDALE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Queen Anne

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

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.)

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2911 HALDDALE 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.*

*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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2621 HARVARD BLVD

P1. Other Identifier: 2623 Harvard Blvd

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2621 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street.

Parcel No. 5053012026

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:

☐ Prehistoric ☒ Historic ☐ Both

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

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 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)

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:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5393.31755075

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/21/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2634 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2634 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053019007

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2634 HARVARD BLVD

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Mediterranean Revival

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

10/30/1911: Building permit to construct 1-story residence at 2636 S. Harvard Blvd. Owner: Rose Schwessolm Architect: none. Contractor: J.E. Bishop. Cost: \$875.

3/12/1924: Building permit to construct new concrete foundation for 1-family building on rear of lot.

3/12/1924: Building permit to construct garage.

3/19/1924: Building permit to construct 2-story flats/apartments. Owner: M Schallheim. Architect and Contractor: Hartman & Sisk.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Hartman & Sisk

B9b. Builder: J.E. Bishop; Hartman & Sisk

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7492.02164944

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.

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

HP 3. Multiple 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:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2634 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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*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 \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2641 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2641 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street.

Parcel No. 5053012030

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; No style residential building; hipped roof with return front gable and boxed eaves; composite shingle roof cladding (alteration); concrete foundation; stucco siding atop masonry base on exterior walls (alteration); wood steps leading to partial-width entry porch; single square column sitting atop wall supporting porch roof at corner; wood entry door within porch; fixed wood windows; double-hung wood sash windows; aluminum sliding windows (alteration); security bars on some 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 elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1908, Los Angeles County Assessor

**P7. Owner Address:**

MENDOZA, FAUSTINO AND ROSALI

10443 MEMORY PARK AVE

MISSION HILLS CA, CA 91345

**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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2641 HARVARD BLVD

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: None

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

9/10/1907: Building permit to construct residence. Owner: F.M. Prescott Architect: E.S. Williamson & Co. Builder: same. Cost: \$2,250.

9/2/1913: Building permit to construct residence. Owner: Ms. Amelie Coupe. Architect: none. Builder: Ramey Inn Co. Cost: \$800.

12/24/1928: Building permit to construct garage.

6/1/1929: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6350.0207

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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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: 4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2641 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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# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2657 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2657 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between Adams Boulevard and 27th Street.

Parcel No. 5053012021

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2657 HARVARD BLVD

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)

9/25/1905: Building permit for construction of residence. Owner: Adelbert J. Perry. Architect: same. Builder: same. Cost: \$1,800.

1/19/1926: Alteration permit to add bathroom.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Adelbert J. Perry

B9b. Builder: Adelbert J. Perry

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4450.04314997

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2657 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.*

*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 1

Resource Name or #: (Assigned by recorder) 2701 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2701 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053013030

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2701 HARVARD BLVD

B1. Historic Name:

B2. Common Name

B3. Original Use:

B4. Present Use:

**B5. Architectural Style:**

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

3/16/1908: Building permit to construct residence at 2703 S. Harvard Bl. Owner: Carl D. Benz. Architect:n/a. Builder: H.D. Becker. Cost: \$2,820.

12/10/1930: Alteration permit to add 3 rooms and bath and convert from 1-family to 2-family dwelling.

4/15/1942: Building permit to rebuild concrete front porch, construct concrete foundation under addition at rear, construct concrete porch at rear, install piers as necessary.

2/24/1939: Building permit to construct 2-story residence and 4-car garage at 1932-1934 W. 27th St. Owner: Mrs. J. Willmet. Architect: none. Contractor: Hollywood Const. Service

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

**B8. Related Features:**

B9a. Architect: none

B9b. Builder: H.D. Becker

**B10. Significance: Theme:** Railroad and Horsecar Suburbs; Streetcar **Area** 6356.52160108

**Period of Significance:** 1878-1948

**Property Type** FOUR UNITS

**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:**

B13. Remarks:



**B14. Evaluator:** Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

**Date of Evaluation:**

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2702 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2702 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053018002

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2702 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)

08/09/1905: Building permit for 2-story residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: Poole & Jones. Cost: \$2,500.

03/02/1907: building permit for 1-story residence. Owner: W.C. Harris. Architect and builder: same. Cost: \$2,500.

05/16/1921: alteration permit for sleeping porch attached to rear of building.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.A. Mathis

B9b. Builder: Poole & Jones

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4577.60544952

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2713 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2713 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053013025

**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 flared eaves, exposed rafter tails, decorative knee braces and composite shingle cladding; concrete foundation; exterior brick chimney; wood clapboard siding and stucco (alteration) on exterior walls; concrete steps leading to partial-width recessed entry porch; porch partially enclosed (alteration); squared columns sitting atop brick piers support the porch roof; criss-cross patterned balustrade; two entry doors within porch (alteration); fixed wood windows, some with diamond panes; double-hung wood windows; aluminum sliding windows (alteration); wood slat vents under side gable roof; security bars on some windows (alteration); metal screens on entry doors and some windows (alteration); chain-link fence (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 elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

BETTON, WILLIAM AND BERTHELL

2713 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2713 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)

8/14/1906: Building permit to construct residence at 2713 S. Harvard. Owner: illegible. Architect: illegible. Contractor: illegible. Cost: illegible.

3/31/1932: Alteration permit for addition onto one bedroom at 2715 S. Harvard.

5/24/1939: Building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6359.27375012

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 3. Multiple 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:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2713 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. 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2723 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2723 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053013033

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; square plan; Transitional Craftsman residential building; gable-on-hip roof with flared eaves, exposed carved rafter tails and composite shingle cladding; concrete foundation; interior brick chimney; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; three square columns supporting porch's front gable roof; diagonal porch rail posts; wood entry door with six lights within porch; fixed wood windows, some with multi-light transoms; double-hung wood sash windows with multi-light upper panes; wood slat vent under gable-on-hip roof; carved wood roof brackets; wood corbels along cornice; decorative wood truss design on porch gable; angled bay; picket fence atop masonry block retaining wall (alteration); trellis at fence entrance (alteration); garage building located 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 north elevations, Lkg SW, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1904, Los Angeles County Assessor

**P7. Owner Address:**

SINGLETON, JERRY R

2723 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2723 HARVARD BLVD

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)

11/9/1905: Building permit to construct residence. Owner: Nettie M. Smith. Architect: H.E. Smith. Builder: same. Cost: \$1,800.

3/27/1951: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H.E. Smith

B9b. Builder: H.E. Smith

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6361.27375045

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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.*

*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 #: (Assigned by recorder)

2726 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2726 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053018008

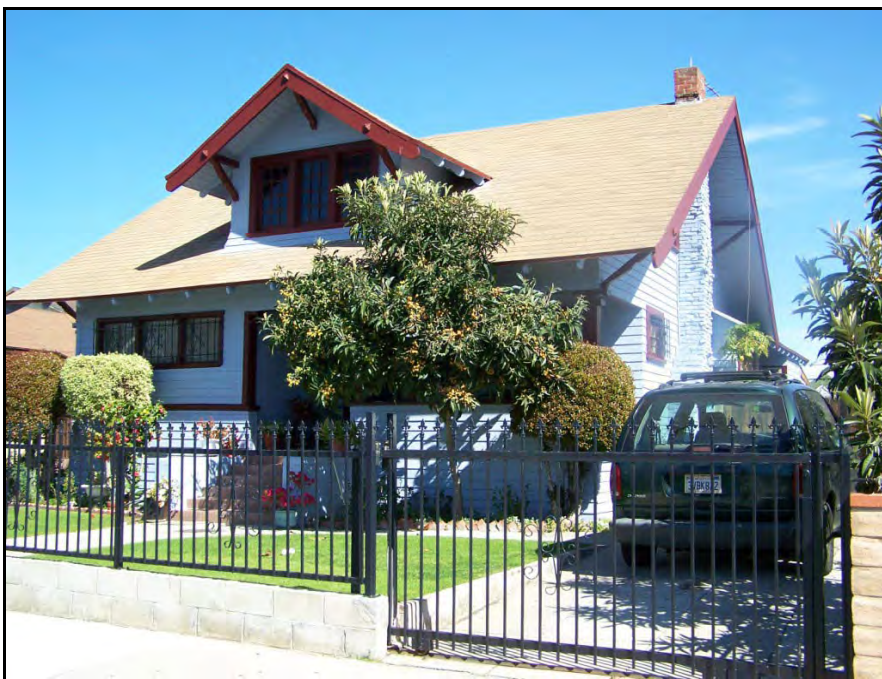
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2726 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)

08/08/1905: Building permit for 2-story residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: Poole & Jones. Cost: \$2,750.

11/22/1906: building permit for 1-story residence. Owner: Thomas E. Telfer. Architect: none. Builder: Thomas E. Telfer. Cost: \$1,750.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.A. Mathis

B9b. Builder: Poole & Jones

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.029

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2726 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. 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2727 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2727 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053013034

**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 and composite shingle cladding; front gable dormer; concrete foundation; 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 with four lights and sidelights within porch; fixed wood windows, one with stained glass transom; double hung wood sash windows, some with diamond panes; wood slat vent under dormer gable; wood roof brackets; metal screens on windows (alteration); metal fence atop concrete block retaining 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 elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1906, Los Angeles County Assessor

**P7. Owner Address:**

HOWARD, SIBYL E  
2727 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2727 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)

No original building permit.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6362.52250037

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2727 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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2806 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2806 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053018010

**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 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 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 ☐ Both

1905, Los Angeles County Assessor

**P7. Owner Address:**

GRANT, ELLA M AND  
2806 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2806 HARVARD BLVD

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)

4/23/1906: Building permit to construct residence. Owner: Verdella Collins. Architect: none. Builder: S.P. Scott. Cost: \$2,100.

7/16/1919: Alteration permit to screen porches.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: S.P. Scott

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7501.02995054

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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 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 #: (Assigned by recorder) 2812 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2812 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053018011

**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 composite shingle cladding; front gable porch roof; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; four square tapered columns and square beams supporting porch's gable roof; wood entry door with diamond pane sidelights within porch; fixed wood windows with multi-light transoms; double hung wood sash windows; casement wood windows; aluminum sliding window (alteration); vertical board shades under gables; wood brackets supporting shades; angled bay on north elevation; shed roof addition on east elevation (alteration); skylight on roof (alteration) metal screens on some windows and entry door (alteration); metal 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 #)

East elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1905. Los Angeles County Assessor

**P7. Owner Address:**

KIM, HANACAN H AND KYE K

1611 S VERMONT AVE

LOS ANGELES CA, CA 90006

**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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2812 HARVARD BLVD

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)

4/13/1905: Building permit to construct residence. Owner: Charlotte H. Fitch. Architect: none. Builder: E.S. Williamson. Cost: \$2,000.

7/6/1956: Building permit to construct garage.

6/1/1962: Alteration permit for addition of one story.

7/28/2003: Alteration permit to change out window and door, enlarge window openings, remove non-structural walls for kitchen remodel.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: E.S. Williamson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.28045013

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
reservation Associates

Date of Evaluation: 4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2812 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.*

*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 #: (Assigned by recorder) 2814 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2814 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053018012

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2814 HARVARD BLVD

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)

7/25/1906: Building permit to construct residence. Owner: Frank C. Worrell. Architect: none. Builder: R. Nielsen. Cost: \$2,000.

8/23/1923: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: R. Nielsen

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6750.47899991

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/28/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2821 HARVARD BLVD

P1. Other Identifier: 2823 Harvard Blvd.

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2821 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 27th Street and 29th Street.

Parcel No. 5053013029

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Transitional Craftsman residential building; front gable roof with exposed rafter tails, flared eaves and composite shingle cladding; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; two square columns supporting porch roof; wood entry door with diamond pane sidelights within porch; double-hung wood sash windows; wood slat vents under roof gable; decorative wood trim patterns under roof gable and along porch walls; wood brackets supporting roof; 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 #)

East elevation, Lkg W, 3/3/09

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1908, Los Angeles County Assessor

P7. Owner Address:

MCQUIRTER, JOSEPH L AND DORO

5439 MARJAN AVE

LOS ANGELES CA, CA 90056

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2821 HARVARD BLVD

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)

B7. Moved? ☐ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4521.29750024

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.

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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:

4/28/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2821 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.*

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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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*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 #: (Assigned by recorder) 2900 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2900 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard at the intersection of S. Harvard Boulevard and 29th Street.

Parcel No. 5053017001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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 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:**

☐ Prehistoric ☒ Historic ☐ Both

1904, Los Angeles County Assessor

**P7. Owner Address:**

PHILLIPS, PATRICIA N TR  
917 E HYDE PARK BLVD  
INGLEWOOD CA, CA 90302

**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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2900 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)

10/25/1905: Building permit for residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: A.J. Carlson. Cost: \$2,900.

06/13/1919: permit for alterations to kitchen, bedroom, closets, hall, additional entrance on north side of building.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 9000.0324

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/28/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2900 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2908 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2908 S HARVARD BLVD **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053017002

**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, flared eaves and composite shingle cladding; hipped roof dormer; exterior brick chimney; concrete foundation; vertically scored stucco (alteration) on exterior walls; concrete steps with faux stone masonry cladding (alteration) leading to full-width entry porch; square stucco columns supporting porch roof; wood entry door with four lights within porch; fixed wood windows with and without transoms; fixed wood window with diamond panes; double-hung wood windows; aluminum sliding windows; wood slat vent under roof gable; screens on some 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:**

☐ Prehistoric ☒ Historic ☐ Both

1904, Los Angeles County Assessor

**P7. Owner Address:**

MELENDEZ, MIGUEL A

2908 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.")

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



## BUILDING, STRUCTURE, AND OBJECT 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. Present Use: Residential

B5. Architectural Style: Hipped-roof cottage

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

05/01/1906: Building permit for residence. Owner: Poole & Jones. Architect: 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; Streetcar Area 5999.82159989

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2908 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: 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2910 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2910 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053017003

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2910 HARVARD BLVD

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)

06/03/1905: Building permit for residence. Owner: Poole & Jones. Architect: Frank Tyler. Builder: W.W. Anderson. Cost: \$1,900.

07/10/1963: building permit for garage construction.

10/10/1963: building permit for addition of a 1-story playroom.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Frank Tyler

B9b. Builder: W.W. Anderson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.15065007

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
reservation Associates

Date of Evaluation: 4/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2910 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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2914 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2914 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053017004

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2914 HARVARD BLVD

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)

No original building permit.

5/28/1946: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.15335007

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2914 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: 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2919 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2919 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053014039

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2919 HARVARD BLVD

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)

No original building permit.

6/5/1939: Building permit to construct garage.

8/2/1956: Alteration permit to add 1-story to existing dwelling.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5095.14590107

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2919 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: 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2933 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2933 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053014036

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2933 HARVARD BLVD

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)

9/28/1905: Building permit to construct residence. Owner: F.H. Geer. Architect: none. Builder: F.H. Geer. Cost: \$1,800.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: F.H. Geer

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6369.77519979

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

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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:

4/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2946 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2946 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053017010

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2946 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)

8/24/1906: Building permit to construct residence. Owner: H.G. Hildebrandt. Architect: same. Builder: same. Cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H.G. Hildebrandt

B9b. Builder: H.G. Hildebrandt

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.65174959

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

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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:

4/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2946 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2950 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2950 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053017011

**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 porch roof; interior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; four square columns supporting porch roof; wood entry door within porch; secondary vinyl entry door within porch (alteration); fixed wood windows, some with transoms; fixed wood windows with diamond panes; casement wood windows; aluminum sliding windows (alteration); double hung vinyl windows (alteration); wood brackets supporting roof; cornice-line dentils; faux balcony rail under dormer window; metal screens on some windows and entry door (alteration); security bars on windows (alteration); chain-link fence (alteration); garage building at east edge 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 ☐ Both

1905, Los Angeles County Assessor

**P7. Owner Address:**

ZAMORA, MARIO A AND MARIA E

2950 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2950 HARVARD BLVD

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)

08/05/1905: Building permit for residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: Poole & Jones. Cost: \$2,250.

03/08/1979: building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: J.A. Mathis

B9b. Builder: Poole & Jones

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.64970015

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

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

Page 3 of 3

Resource Name or # (Assigned by recorder) 2950 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.*

# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2953 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2953 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053014034

**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 and front gable projection with composite shingle cladding; shed roof dormer with exposed rafter tails; interior brick chimney; concrete foundation; wood clapboard, wood shingle and stucco on exterior walls; wood steps leading to partial-width entry porch; two square columns supporting porch's front gable roof; wood entry door within porch; fixed wood windows; fixed wood windows with diamond panes; casement wood windows; aluminum sliding windows (alteration); wood brackets supporting roof; wood dentils along cornice; wood corbels under window bay; wood lattice screen on porch (alteration); metal screens on some windows and entry door (alteration); metal awnings on some windows (alteration); security bars on windows (alteration); wood picket fence (alteration); garage building at west edge 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 ☐ Both

1906, Los Angeles County Assessor

**P7. Owner Address:**

BUNN, INEZ L TR  
2953 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2953 HARVARD BLVD

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)

08/08/1905: Building permit for residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: Poole & Jones. Cost: \$2,200.

07/10/1964: building permit for garage construction.

08/10/1976: building permit for 1-story room addition.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: J.A. Mathis

B9b. Builder: Poole & Jones

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6369.77414979

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

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

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.*

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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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*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 #: (Assigned by recorder)

3006 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3006 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053016002

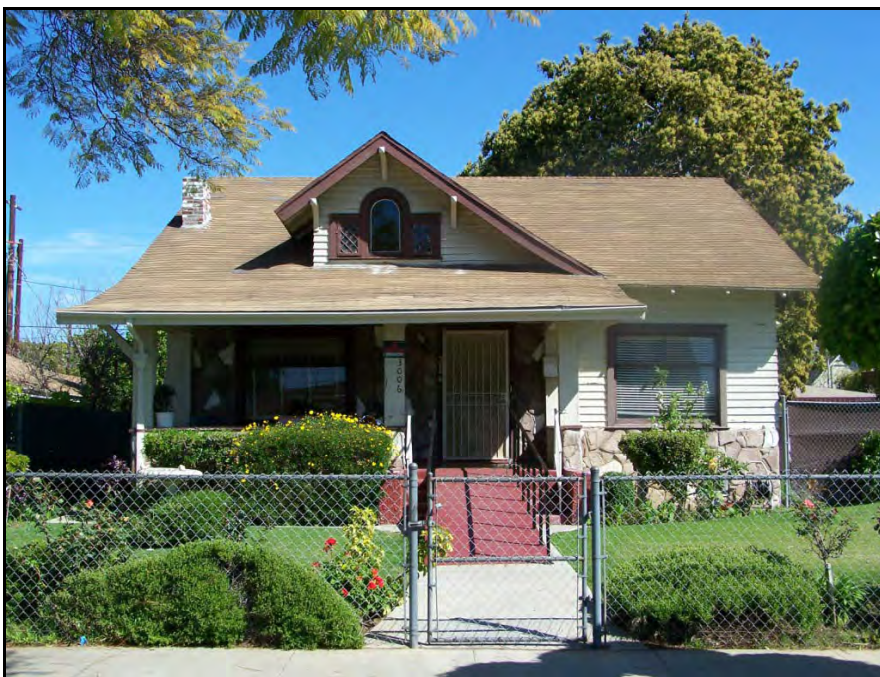
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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 partial-width 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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3006 HARVARD BLVD

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)

1905: Building permit for construction of residence. Owner: H.C. Rabrahm. Architect: Westbery Burk Builder: S. Damby. Cost: \$2,300.

11/24/1928: Building permit for construction of garage.

4/12/1973: Building permit for construction of garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Westbery Burk

B9b. Builder: S. Damby

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.15160007

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

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

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.*

*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 #: (Assigned by recorder) 3015 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 3015 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053015029

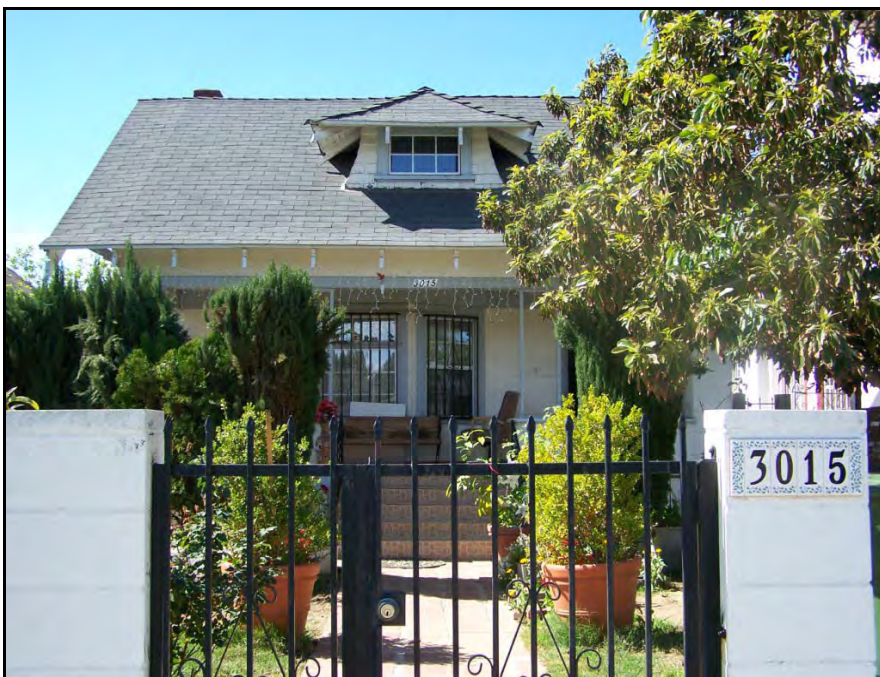
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3015 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)

07/11/1905: Building permit for residence. Owner: Tyler & Co. Architect: F.M. Tyler. Builder: Tyler & Co. Cost: \$1,800.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: F.M. Tyler

B9b. Builder: Tyler & Co.

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5097.6535

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

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

Page 3 of 3

Resource Name or # (Assigned by recorder) 3015 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.*

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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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3019 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 3019 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053015030

**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; front gable roof with 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 full-width entry porch; four square columns supporting porch roof; wood entry door with oval light within porch (alteration); double hung aluminum windows (alteration); fixed aluminum windows (alteration); aluminum sliding windows (alteration); wood brackets supporting roof; angled bay on south elevation; metal screens on some 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 elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

PEREZ, SANDRA P  
3019 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3019 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)

07/11/1905: Building permit for residence. Architect: F.M.Tyler. Owner and builder are same: Tyler & Co. Cost: \$1,800.

04/24/1940: building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5096.77969975

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.

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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

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.*

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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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3023 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3023 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053015043

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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

**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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
reservation Associates

Date of Evaluation: 4/30/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3023 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.*



# PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3027 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3027 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053015033

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3027 HARVARD BLVD

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)

9/14/1905: Building permit to construct residence. Owner: H.E. Pack, Architect: J.L. Harvey, Builder: same. Cost: \$1,750.

11/27/1914: Alteration permit to install bookcase, cove ceilings, buffet, cupboard, cut in 3 new windows, wainscoting, brick fireplace, new partition plastered.

6/8/1922: Building permit to construct residence at 3029 S. Harvard Blvd. on lot with existing building. Architect: A.D. White. Builder: A.D. White.

9/15/1923: Alteration permit to add one bathroom, one washroom, and one screened porch to 3029 S. Harvard Blvd.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: J.L. Harvey; A.D. White

B9b. Builder: J.L. Harvey; A.D. White

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6372.27185039

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

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

HP 3. Multiple family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Laura Vanaskie  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
reservation Associates

Date of Evaluation: 4/30/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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.*

*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 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 #: (Assigned by recorder) 3101 HARVARD BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3101 S HARVARD BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Harvard Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053015031

**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 guest 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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3101 HARVARD BLVD

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 alterations)

No original building permit.

4/12/1911: Building permit to construct garage.

8/2/1973: Alteration permit to demolish, rebuild and relocate garage.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6372.52070015

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

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

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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2647 HARVARD Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2647 S HARVARD Boulevard City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053012031

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two story; rectangular plan; Queen Anne residential building; cross gable roof with boxed eaves, composite shingle cladding and front gable pedimented porch roof; concrete foundation; wood clapboard and wood shingle siding on exterior walls; painted concrete steps leading to partial-width entry porch; two round columns supporting pedimented porch roof; two wood entry doors within porch (alteration); fixed wood windows with transoms; double hung wood sash windows; pointed arch detail under front gable; cutaway bays with carved wood details on front gable extension; decorative wood corbels; security bars on some windows (alteration); metal screens on windows and one entry door (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 elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

2645 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:** 4/27/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2647 HARVARD Boulevard

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 alterations)

No original building permit.

6/16/1936: Alteration permit to make repair to rear stairway, close doorway, install shelving, enlarge windows. Owner: Edward L. Ringo.

5/2/1938: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/27/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2647 HARVARD Boulevard

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: 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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2937 HARVARD Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2937 S HARVARD Boulevard City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Harvard Boulevard between 29th Street and 30th Street.

Parcel No. 5053014030

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2937 HARVARD Boulevard

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.

2/1/1906: Building permit to construct barn. Owner: Susan S. Anderson. Architect: J.R. Watson. Builder: same.

2/19/1965: Building permit to install sun shelter.

B7. Moved? ☒ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

4/29/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2937 HARVARD Boulevard

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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2631 HOBART BLVD

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2631 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

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:

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

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 alterations)

05/15/1907: Building permit for residence. Owner: Winona Building Co. Architect: Mathis. Builder: Winona Building Co. Cost: \$2,400.

08/08/1955: building permit for garage construction.

07/11/1960: building permit for garage construction.

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 Area 4930.93005063

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.

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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:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2631 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2635 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2635 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053011022

**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 porch roof; concrete foundation; horizontal wood board siding on exterior walls (alteration); concrete steps leading to partial-width entry porch; ten slim square columns supporting porch roof; wood entry door within porch; fixed wood windows; double-hung wood sash windows; wood brackets supporting roof overhangs; angled bay on east elevation; metal screens on some windows and entry 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 ☐ Both

1908, Los Angeles County Assessor

**P7. Owner Address:**

SCOTT, BERENICE L TR

2635 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2635 HOBART BLVD

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)

3/20/1907: Building permit to construct residence. Owner: Winona Building Co. Architect and Builder: same. Cost: \$2,400.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Winona Building Co.

B9b. Builder: Winona Building Co.

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4819.07970001

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2635 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.*

*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 #: (Assigned by recorder) 2637 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2637 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053011023

**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; exterior brick chimney; concrete foundation; vertical wood board and channel drop wood siding on exterior walls; concrete steps leading to full-width entry porch; four rectangular tapered columns supporting porch roof; wood entry door with six lights and sidelights within porch; fixed wood windows with transoms; double-hung wood sash windows; wood slat vent flanked by fixed vinyl windows on dormer (alteration); wood brackets supporting roof overhangs; wood dentils along cornice; metal screens 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, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1908, Los Angeles County Assessor

**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, 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2637 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)

3/2/1907: Building permit to construct residence. Owner: Winona Building Co. Architect: none. Builder: Winona Building Co. Cost: \$2,400.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Winona Building Co.

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4763.14955034

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2637 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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2640 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2640 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053012008

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2640 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)

9/27/1909: Building permit to construct residence. Owner: Chas F. Golf. Architect: Guy V. Golf. Contractor: August Harrison. Cost: \$1,900.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Guy V. Golf

B9b. Builder: August Harrison

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6656.98675023

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

B13. Remarks:



B14. Evaluator: Jannifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2640 HOBART BLVD

Recorded by Jannifer 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.*

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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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2641 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2641 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053011026

**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; interior brick chimney; concrete foundation; horizontal wood board siding on exterior walls; concrete steps leading to full-width entry porch; paired squared columns sitting atop wooden piers support porch roof; wooden balustrade; entry door (material unknown) within porch; fixed wood windows with transoms; double-hung wood windows; wood slat vent flanked by fixed wood windows on dormer (alteration); metal screens on some windows and entry 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 and north elevations, Lkg SW, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

SPENCER, CAROL E  
2641 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2641 HOBART BLVD

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)

02/04/1907: Building permit for residence. Owner: Winona Building Co. Architect: Mathis. Builder: Winona Building Co. Cost: \$2,400.

07/05/1912: building permit for garage construction.

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 Area 4762.51259905

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2641 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2646 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2646 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and W. 27th Street.

Parcel No. 5053012009

**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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2646 HOBART BLVD

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)

9/15/1905: Building permit to construct residence. Owner: E.B. Spencer. Architect: none. Builder: Henry Vafdemkamp Cost: \$1,500.

3/17/1920: Alteration permit to add a sleeping porch onto rear.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Henry Vafdemkamp

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6654.68949915

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2646 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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2650 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2650 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053012010

**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, knee braces, exposed rafter tails and purlins, composition roll (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 decorative bargeboard supported by paired squared wooden posts sitting atop a wooden clapboard wall; wooden primary door within porch obscured by a metal security door (alteration); double hung wood sash windows, as well as an angled bay on the façade; wooden ribbon casements on south elevation; brick chimney located on the south elevation exterior; metal security bars cover some of the windows (alteration); shed roof extension on porch (alteration) and rear gable addition (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, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

PEARSON, NORMA J AND

2650 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2650 HOBART BLVD

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)

2/27/1905: Building permit to construct residence. Owner: Grace B. Hannas Architect: none. Builder: M.H. Hannas Cost: \$2,000.

12/5/1906: Building permit to construct 1-room shed.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: M.H. Hannas

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6656.43555046

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2650 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.*

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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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2656 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2656 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053012011

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2656 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)

1/8/1908: Building permit to construct residence. Owner: Winona Building Co. Architect and Builder: same. Cost: \$2,500.

11/7/1919: Alteration permit to construct block terrace, wall, foundation.

11/7/1919: Alteration permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Winona Building Co.

B9b. Builder: Winona Building Co.

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6655.52159997

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2656 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 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2713 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2713 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 27th Street and 29th Street.

Parcel No. 5053010017

**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 ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2713 HOBART BLVD

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Colonial Revival

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

8/18/1920: Building permits to construct residence and garage. Owner: Otto Lefevre. Architect and Builder: same. Cost: \$4,900.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Otto Lefevre

B9b. Builder: Otto Lefevre

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.63834955

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2713 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.*

*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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2716 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2716 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between 29th Street and 27th Street.

Parcel No. 5053013004

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2716 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)

5/22/1905: Building permit to construct residence. Owner: Mattison B. Jones. Architect: A. Dudley. Builder: F. S. Pettangile Cost: \$2,500.

12/5/1907: Building permit to construct coal shed.

11/19/1926: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: A. Dudley

B9b. Builder: F.S. Pettangile

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.27125013

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2717 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2717 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 27th Street and 29th Street.

Parcel No. 5053010030

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2717 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)

9/1/1905: Building permit to construct residence. Owner: Frank Raynes. Architect: and Builder: same. Cost: \$1,800.

2/15/1921: Alteration permit to add 3 bay windows, a screened porch, bedroom and bathroom, change stairway.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Frank Raynes

B9b. Builder: Frank Raynes

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6350.26875013

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 3. Multiple 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:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2717 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2721 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2721 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 27th Street and 29th Street.

Parcel No. 5053010028

**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 dormers on east, north and south elevations; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial width entry porch; wood glazed panel entry door with sidelights within porch; fixed vinyl windows with transoms; double-hung vinyl windows; aluminum sliding windows (alterations); angled bays on north elevation; metal screens on windows (alteration); garage building at 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 north elevations, Lkg SW, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1912, Los Angeles County Assessor

**P7. Owner Address:**

JIMENEZ, HECTOR  
2721 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2721 HOBART BLVD

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)

No original building permit for 2721 S. Hobart.

3/8/1905: Building permit to construct 1-story residence and barn at 2723 S. Hobart. Owner: Frank Raynes. Architect: W.J. Bliesner  
Builder: Joe Flovis

4/11/1949: Alteration permit to convert SFR to two units, add kitchen, bath, etc. at 2721-2723 S. Hobart.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: W.J. Bliesner

B9b. Builder: Joe Flovis

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6350.27124976

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 3. Multiple 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:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2801 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2801 S HOBART BLVD **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 27th Street and 29th Street.

Parcel No. 5053010021

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2801 HOBART BLVD

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)

3/18/1907: Building permit to construct residence. Owner: J.J. Fostler Architect and Builder: same. Cost: \$2,250.

11/23/1907: Building permit to construct barn.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: J.J. Fostler

B9b. Builder: J.J. Fostler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6649.24079998

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2802 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2802 S HOBART BLVD **City** LOS ANGELES **Zip** 90018

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

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

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. 5053013007

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; near rectangular plan; Hipped-Roof Cottage residential building; hipped roof, exposed rafter tails, composition roll cladding (alteration), hipped front dormer; concrete foundation; stucco siding on exterior walls (alteration); concrete walkway and tiled steps (alteration) leading to full-width recessed entry porch supported by grouped square columns sitting atop stucco piers, dentil molding along fascia board within porch; primary wood door within porch; double hung wood sash windows, large picture windows with transoms within porch; metal security bars cover some of the windows (alteration); brick chimney on north elevation exterior.

**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 elevation, Lkg E, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1904, Los Angeles County Assessor

**P7. Owner Address:**

CHAVEZ, JORGE AND MANUELA

2802 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2802 HOBART BLVD

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)

11/22/1905: Building permit for residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: Peffley & Miller. Cost: \$1,930.  
06/09/1941: alteration permit to remove back porch on south side to east side of building, make nook out of the old porch.  
09/14/1960: alteration permit to add bedroom, bath and kitchen in rear. Change use to duplex.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.A. Mathis

B9b. Builder: Peffley & Miller

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.43580022

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 3. Multiple family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2802 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: 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2812 HOBART BLVD

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2812 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

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. 5053013009

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, exposed rafter tails, hipped roof porch roof, front gable dormer, asphalt shingles (alteration); concrete foundation; wood clapboard siding on exterior walls; concrete walkway and concrete steps leading to full-width entry porch supported by Tuscan-like chamfered columns sitting atop brick piers; primary wood door within porch; double hung wood sash windows with diamond-patterned transoms, vinyl sliders within porch (alteration), two windows boarded over (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, 3/6/09

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1905, Los Angeles County Assessor

P7. Owner Address:

BROWN, CHRISTINE AND MICHAEL

2812 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2812 HOBART BLVD

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)

3/7/1905: Building permit to construct residence. Owner: J.H. Geer. Architect: none. Builder: Wm. W. Schneider. Cost: \$1,600.

1/22/1907: Alteration permit to turn barn into a house. Owner: Mrs. H.P. Wilcox. Builder: E.D. Reed.

11/2/1923: Building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Wm. W. Schneider

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6649.35794964

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 #: (Assigned by recorder) 2816 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2816 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2816 HOBART BLVD

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)

6/6/1905: Building permit to construct residence. Owner: F.H. Geer. Architect: none. Builder: Wm. W. Schneider. Cost: \$1,600.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Wm. W. Scheider

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.0208

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.

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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: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2822 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2822 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between 29th Street and 27th Street.

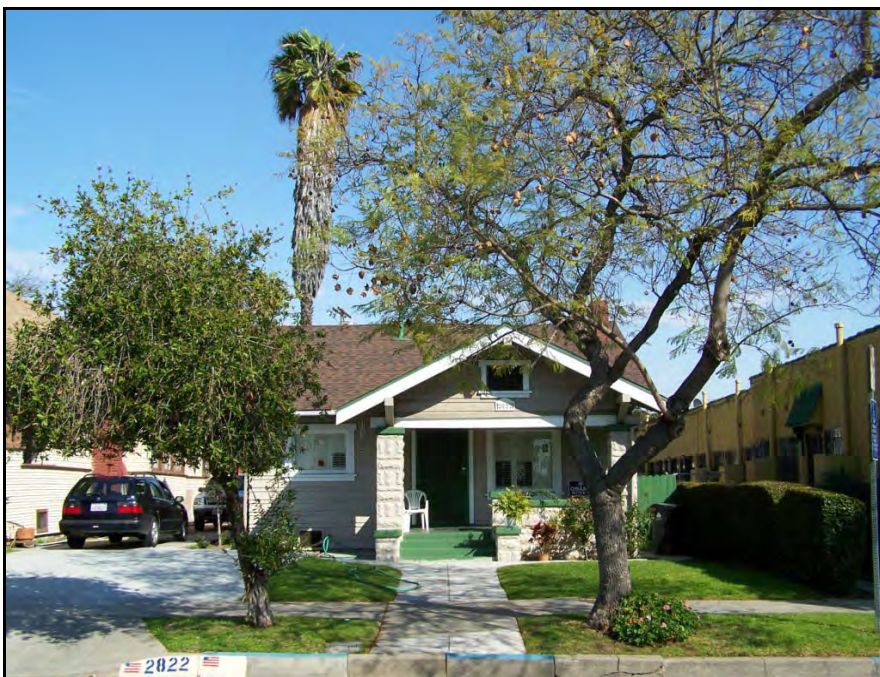
Parcel No. 5053013011

**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, exposed rafter tails, front gable porch roof, knee braces, exposed purlins; concrete foundation; horizontal wood board siding on exterior walls; concrete walkway and concrete steps leading to partial-width entry porch supported by cut stone columns; primary wood door within porch covered with a security screen door; two picture windows, vinyl sliders on north elevation (alteration); brick chimney 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 elevation, Lkg E, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1912, Los Angeles County Assessor

**P7. Owner Address:**

STACKHOUSE, CHARLES AND JULI

2822 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2822 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)

10/11/1911: Building permit to construct residence. Owner: Geo. Yarrow. Architect: none. Contractor: S.E. Glaberg . Cost: \$2,000.

3/10/1971: Building permits to add bathroom, change window sizes, enlarge closet, install new cabinets; construct a garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: S.E. Glaberg

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4721.5156

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2823 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2823 S HOBART BLVD **City** LOS ANGELES **Zip** 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 27th Street and 29th Street.

Parcel No. 5053010025

**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; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; two tripled and two paired rectangular columns supporting porch roof; wood entry door within porch; fixed wood window with transom; double-hung wood sash windows; fixed wood window with triangular panes under front gable; double-hung vinyl sash windows (alteration); wood slat vent under front gable; wood brackets supporting roof overhangs; wood corbels under window shelf on front gable; angled bay within 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 elevation, Lkg W, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1905, Los Angeles County Assessor

**P7. Owner Address:**

TEE, ERNA B  
2823 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2823 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)

*No original building permit.*

*8/2/1944: Building permit for garage construction.*

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: *Railroad and Horsecar Suburbs; Streetcar* Area *6051.08069943*

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*

B13. Remarks:



B14. Evaluator: *Laura Vanaskie*

*reservation Associates*

*1611 S. Pacific Coast Highway, Ste. 104*

*Redondo Beach, CA 90277*

Date of Evaluation:

*5/7/2009*

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2823 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.*

*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 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2902 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2902 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. 29th Street and W. 30th Street.

Parcel No. 5053014001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-one-half story; near rectangular plan; Transitional Craftsman residential building; side gable roof, two front gable dormers, exposed rafter tails, extended shed porch roof; concrete foundation; horizontal wood board siding on exterior walls and split wood shingles under front gable dormer; concrete walkway and concrete steps leading to partial-width recessed entry porch supported by square wooden columns; primary wood door within porch; a picture window within the porch surmounted by a transom, primarily double hung wood sash windows, angled bay window on the facade; chain link fence surrounds the property (alteration); brick chimney on north 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 elevation, Lkg E, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1912, Los Angeles County Assessor

**P7. Owner Address:**

CHIU, DAVID AND  
2902 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2902 HOBART BLVD

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)

11/28/1911: Building permit to construct residence. Owner: J.L. Welsh. Architect: none. Contractor: Henry Gatz Cost: \$1,950.

3/6/1916: Alteration permit to construct sleeping porch by extending dormer on rear of house.

9/20/1919: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Henry Gatz

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4500.017

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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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*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 #: (Assigned by recorder) 2907 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2907 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 29th Street and 30th Street.

Parcel No. 5053009030

**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; front gable roof with exposed rafter tails and composite shingle cladding; shed porch roof with metal cladding (alteration); concrete foundation; wood clapboard siding and stucco on exterior walls; concrete steps leading to partial-width entry porch; rectangular posts supporting porch roof; entry door (material unknown) within porch; aluminum sliding windows (alteration); bay with lattice vents under front gable; wood brackets supporting roof overhangs; metal screens on windows and entry door (alteration); security bars on windows (alteration); chain-link fence (alteration); garage building at southwest corner of property. Note – Much of this property is obscured by heavy foliage.

**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 ☐ Both

1905, Los Angeles County Assessor

**P7. Owner Address:**

VALLADARES, ALFONSO AND

2907 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2907 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)

08/10/1906: Building permit for residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: A.L. Smith. Cost: \$1,985.

12/02/1925: building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.A. Mathis

B9b. Builder: A.L. Smith

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5080.21840011

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2907 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2911 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2911 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 29th Street and 30th Street.

Parcel No. 5053009031

**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 open eaves and composite shingle cladding; front gable dormer; concrete foundation; wood shingle and synthetic siding on exterior walls; concrete steps leading to full-width entry porch; two tapered rectangular columns supporting porch roof; wood entry door within porch; fixed wood windows; other windows not visible from street; wood brackets supporting roof overhangs; metal screens on some windows (alteration); security bars on entry 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 and south elevations, Lkg NW, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1906, Los Angeles County Assesspr

**P7. Owner Address:**

NIXON, SAM JR  
2911 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2911 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)

1/19/1907: Building permit to construct residence. Owner: Frank Schoenrock . Architect and Builder: same. Cost: \$1,800.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Frank Schoenrock

B9b. Builder: Frank Schoenrock

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5080.4183992

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2911 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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2912 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2912 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. 29th Street and W. 30th Street.

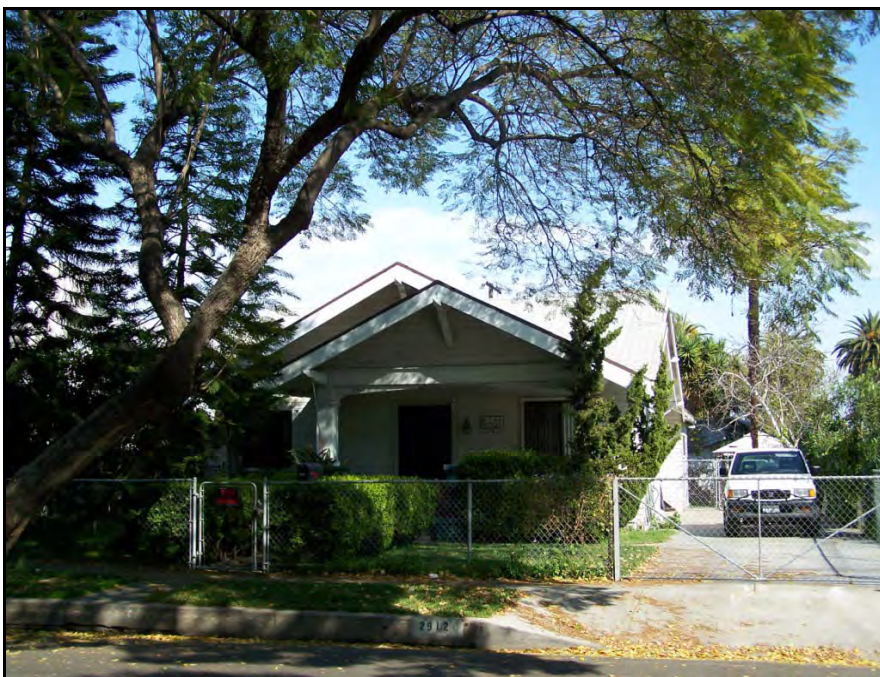
Parcel No. 5053014004

**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, one front gable roof with extended secondary front gable porch roof, exposed rafter tails, knee braces; concrete foundation; wood clapboard siding on exterior walls; concrete walkway and concrete steps leading to partial-width recessed entry porch supported by square wooden columns sitting atop piers (material unknown); primary door within porch (material unknown) covered by a screen security door (alteration); aluminum sliding windows on façade (alteration); chain link fence surrounds the property (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, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1909, Los Angeles County Assessor

**P7. Owner Address:**

MONROY, OSCAR AND MARGARIT

2912 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2912 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)

2/11/1909: Building permit to construct residence. Owner: Herman C. Smith. Architect: none. Contractor: California Bungalows. Cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: California Bungalows

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.025

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2915 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2915 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 29th Street and 30th Street.

Parcel No. 5053009032

**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; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; two sets of three tapered rectangular columns atop masonry pedestals supporting porch roof; entry door (material unknown) within porch; fixed wood windows with and without transoms; double-hung wood sash windows; wood lattice vent on dormer; wood brackets supporting roof overhangs; metal screens on some windows (alteration); security bars on windows and entry 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 ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

MORALES, RAYMOND A CO TR

1922 CORDOVA ST

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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2915 HOBART BLVD

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)

1/19/1907: Building permit to construct residence. Owner: Frank Schoenrock. Architect and Builder: same. Cost: \$1,800. (Not built?)

7/7/1908: Building permit to construct residence. Owner: Geo.R. Peterson. Architect: none. Builder: Geo. R. Peterson. Cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: none

B9b. Builder: Geo. R. Peterson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5080.41840021

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2915 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.*

*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 #: (Assigned by recorder) 2922 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2922 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. 29th Street and W. 30th Street.

Parcel No. 5053014006

**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, hipped porch roof, exposed rafter tails; concrete foundation; wood clapboard siding on exterior walls; concrete walkway and concrete steps leading to partial-width entry porch supported by grouped Tuscan-like columns sitting atop a clapboard wall; primary door within porch (material unknown) covered by a screen security door (alteration) flanked by sidelights; large windows on façade with metal awnings (alteration), double hung vinyl sash windows and an angled bay on the north elevation; iron fence surrounds the property (alteration); brick chimney on 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 elevation, Lkg E, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1903, Los Angeles County Assessor

**P7. Owner Address:**

VILLAFUERTE, ROGER

2922 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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2922 HOBART BLVD

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)

10/27/1905: Building permit for construction of residence. Owner: W.W. Anderson. Architect: none. Builder: W.W. Anderson. Cost: \$1,500.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: W.W. Anderson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.69050036

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2922 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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2927 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2927 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 29th Street and 30th Street.

Parcel No. 5053009034

**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; exterior clinker brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width clinker brick entry porch; four rectangular clinker brick columns supporting porch roof; wood entry door with tapered wood frame within porch; fixed wood windows with and without transoms; double-hung wood sash windows; fixed wood windows with diamond panes on front gable; metal screens on some windows (alteration); security bars 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:**

☐ Prehistoric ☒ Historic ☐ Both

1906, Los Angeles County Assessor

**P7. Owner Address:**

TAYLOR, FAYE L ET AL

2927 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.")

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



## BUILDING, STRUCTURE, AND OBJECT 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:

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.)

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2927 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2933 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2933 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 29th Street and 30th Street.

Parcel No. 5053009028

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2933 HOBART BLVD

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)

5/11/1905: Building 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 Features:

B9a. Architect: J.H. Heaulton

B9b. Builder: J.H. Heaulton

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6349.88744956

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 #: (Assigned by recorder) 2947 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2947 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of W. Hobart Boulevard between 29th Street and 30th Street.

Parcel No. 5053009029

**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 porch roof; exterior stone masonry chimney; concrete foundation; aluminum siding and stucco with stone inlays under front gable (alteration); concrete steps leading to partial-width entry porch; two rectangular stone masonry columns supporting porch roof; entry door (material unknown) within porch; fixed wood windows with and without transoms; double-hung wood windows with and without diamond panes; multi-light wood windows on porch gable; faux half-timbering decoration within front gable, knee braces; wood dentils along cornice line; angled bay on facade; metal screens on windows and entry door (alteration); security bars on windows (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 elevation, Lkg W, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

CHAMBERLAIN, GERTRUDE TR

2947 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2947 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)

11/22/1905: Building permit for residence. Owner: Poole & Jones. Architect: J.A. Mathis. Builder: W.W. Anderson. Cost: \$2,000.

03/16/1927: building permit to add a room on S.W. corner of rear of house.

03/16/1927: building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: J.A. Mathis

B9b. Builder: W.W. Anderson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6349.38649966

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2947 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2957 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2957 \_\_\_\_\_ **S** \_\_\_\_\_ **HOBART BLVD** **City** LOS ANGELES **Zip** 90018

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

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

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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2957 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)

3/11/1915: Building permit to construct residence. Owner: R.N. Lamberth. Architect: none. Contractor: owner. Cost: \$2,500.

7/26/1926: Building permit for garage construction.

2/2/1928: Alteration permit to enclose the open porch on 2nd floor with a screen and roof.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: R.N. Lamberth

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6350.022

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2957 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3004 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3004 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Jefferson Boulevard and 30th Street.

Parcel No. 5053015002

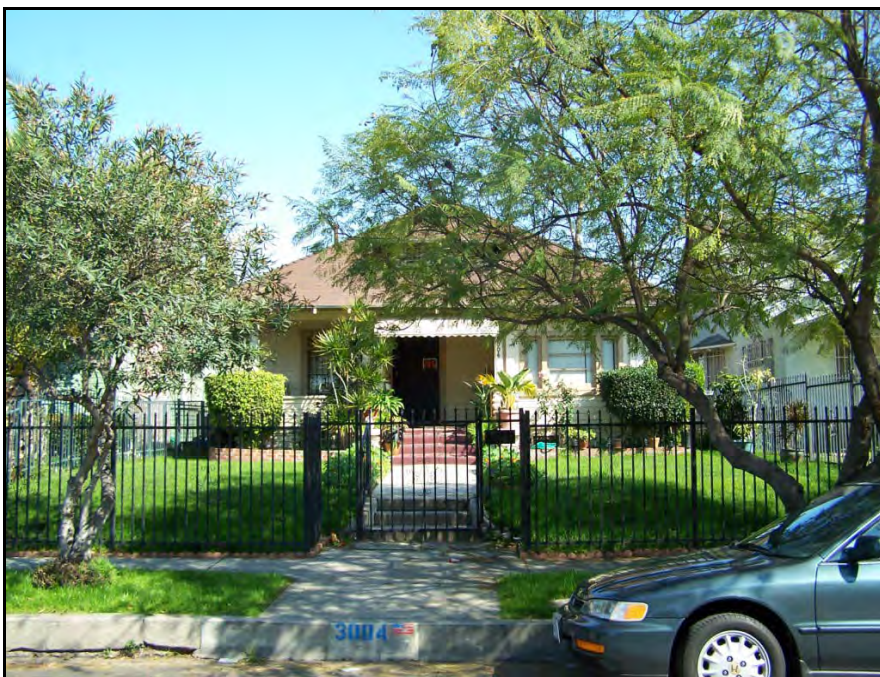
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; near rectangular plan; Hipped-Roof Cottage residential building; hipped roof, hipped roof dormer on front and side elevations, exposed rafter tails, composite roll cladding (alteration); concrete foundation; wood clapboard siding on exterior walls; concrete walkway and steps leading to partial-width entry porch supported by two sets of paired wooded columns sitting atop a clapboard wall, metal awning over porch entryway; primary door within porch obscured by a metal security door; large picture window within porch, metal security bars over most of the windows (alteration), double hung vinyl sash, wood casement windows; iron fence surrounds the property (alteration); brick chimney on 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 elevation, Lkg E, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1906, Los Angeles County Assessor

**P7. Owner Address:**

WILLIAMS, EUGENE  
3004 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.")

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3004 HOBART BLVD

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)

12/1/1905: Building permit to construct residence at 3004 Hobart. Owner: H.M. Cowper (L.A. Bungalow Co.) Architect and Builder: Edward Kendall. Cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Edward Kendall

B9b. Builder: Edward Kendall

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5586.0192

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

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3004 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: 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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3013 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3013 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053008013

**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 open eaves and composite shingle cladding; shed roof dormer; front gable dormer; exterior stuccoed chimney (alteration); concrete foundation; aluminum siding on exterior walls (alteration); concrete steps leading to full-width entry porch; four round classical columns supporting porch roof; entry door (material unknown) with multi-light sidelights within porch; fixed wood windows with and without transoms; casement wood windows; double-hung wood windows; double-hung vinyl windows (alteration); wood slat vents underneath side gables; angled bay on south elevation; metal screens on windows and entry door (alteration); garage buildings along western property perimeter.

**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:**

☐ Prehistoric ☒ Historic ☐ Both

1906, Los Angeles County Assessor

**P7. Owner Address:**

ROBINSON, GREGORY B

2946 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:** 5/8/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3013 HOBART BLVD

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)

05/12/1905: Building permit for residence. Owner: G.E. Fletcher. Architect: F.M. Tyler. Builder: G.E. Fletcher. Cost: \$2,000.

06/09/1941: building permit for private garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: F.M. Tyler

B9b. Builder: G.E. Fletcher

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6649.35524964

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

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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:

5/8/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3017 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 3017 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053008014

**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 open eaves and composite shingle cladding; shed roof dormer with exposed rafter tails; exterior stuccoed chimney (alteration); concrete foundation; wood clapboard and wood shingle siding on exterior walls; concrete steps leading to full-width entry porch; two rectangular columns supporting porch roof; entry door (material unknown) with sidelights within porch; fixed wood window with transom; double-hung wood sash windows; wood slat vents on side gables; metal screens on windows and entry door (alteration); security bars on some windows (alteration); carport on south elevation (alteration); metal awnings (alteration); garage building 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, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

HOLMES, ELAINE  
4721 BRYNHURST AVE  
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:** 5/8/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3017 HOBART BLVD

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)

4/10/1906: Building permit to construct residence. Owner: G.E. Fletcher. Architect: G.E. Fletcher. Builder: none. Cost: \$2,300.

12/4/1908: Alteration permit to build an addition to barn.

1/5/1921: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: G.E. Fletcher

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.0207

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/8/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3017 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 #: (Assigned by recorder)

3023 HOBART BLVD

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3023 S HOBART BLVD City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of Hobart Boulevard between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053008015

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; irregular plan; Transitional Craftsman residential building; side gable roof with open eaves and composite shingle cladding; front gable porch roof with exposed rafter tails; front gable dormer with exposed rafter tails; exterior clinker brick chimney; concrete foundation; channel drop wood siding on exterior walls; concrete steps leading to partial-width entry porch; three rectangular columns with knee braces atop brick pedestals supporting porch roof; wood entry door with sidelights within porch; secondary entrance atop wood staircase to second story on south elevation (alteration); secondary entry door not visible from street; fixed wood windows with diamond pane transoms; fixed wood windows without transoms; double-hung wood windows; casement wood windows; angled bay within porch; wood brackets supporting roof overhangs; metal screens on some windows (alteration); garage building 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, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1910, Los Angeles County Assessor

**P7. Owner Address:**

BROWN HELEN S  
3023 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:** 5/8/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3023 HOBART BLVD

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)

3/3/1905: Building permit to construct residence. Owner: Miss M.A. Cumings. Architect: H.L. Wilson. Builder: H.L. wilson. Cost: \$1,800.

8/7/1922: Alteration permit to install partitions for 2 sleeping rooms and bath upstairs; enlarge screen porch.

9/10/1926: Alteration permit to add one room to 1st story and add one sleeping porch to 2nd story.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H.L. Wilson

B9b. Builder: H.L. Wilson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6650.0207

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.

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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:

5/8/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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.*

*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 1S

Other Listings

Review Code

Reviewer

Date

Page 1 of 1

Resource Name or #: (Assigned by recorder)

2616 HOBART Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

c. Address: 2616 HOBART Boulevard City LOS ANGELES Zip

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Adams Boulevard and 27th Street.

Parcel No. 5053012900

**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 ☐ Both

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.")

**Attachments:**

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2707 HOBART Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2707 S HOBART Boulevard City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (east) elevation facing east. Located on the west side of S. Hobart Boulevard between 27th Street and 29th Street.

Parcel No. 5053010016

**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 front and side gables, boxed eaves and composite shingle cladding; front gable dormer; mansard porch roof; concrete foundation; wood clapboard and wood shingle siding on exterior walls (alteration); concrete steps leading to wraparound entry porch; four tapered octagonal columns supporting porch roof; entry door (material unknown) within porch; fixed wood windows; double-hung vinyl windows; wood corbels along cornice lines; hexagonal bay next to porch on east elevation; addition on southwest corner (alteration); metal screens on some windows (alteration); security bars on windows (alteration); metal awnings on some windows; 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 north elevations, Lkg SW, 3/16/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1918, Los Angeles County Assessor

**P7. Owner Address:**

2707 S HOBART 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:** 5/7/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2707 HOBART Boulevard

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 alterations)

No original building permit.

4/26/1918: Alteration permit to repair and enlarge front porch. Owner: J.J. Bizant. Architect: same. Contractor: same.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2707 HOBART Boulevard

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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*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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3002 HOBART Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 3002 S HOBART Boulevard City LOS ANGELES Zip

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Jefferson Boulevard and 30th Street.

Parcel No. 5053015001

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One-and-one-half story; near rectangular plan; Transitional Craftsman residential building; side gable roof, front gable dormer, exposed rafter tails, knee braces, composite shingle (alteration); concrete foundation; split wood shingle siding on exterior walls; brick walkway and brick steps leading to full-width entry porch supported by brick columns; primary wood door within porch; large picture window on façade flanked by diamond-paned windows and surmounted by transoms, double hung vinyl sash windows; iron fence surrounds the property (alteration); brick chimney on south elevation exterior.

**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 elevation, Lkg E, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1906, Los Angeles County Assessor

**P7. Owner Address:**

3002 S HOBART BLVD  
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:** 5/7/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3002 HOBART Boulevard

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)

12/1/1905: Building permit to construct residence. Owner: H.M. Cowper (L.A. Bungalow Co) Architect and Builder: Edward Kendall. Cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Edward Kendall

B9b. Builder: Edward Kendall

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 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 3. Multiple family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3106 HOBART Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 3106 S HOBART Boulevard City LOS ANGELES Zip \_\_\_\_\_

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

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

Oriented with primary (west) elevation facing west. Located on the east side of S. Hobart Boulevard between W. Jefferson Boulevard and 30th Street.

Parcel No. 5053015009

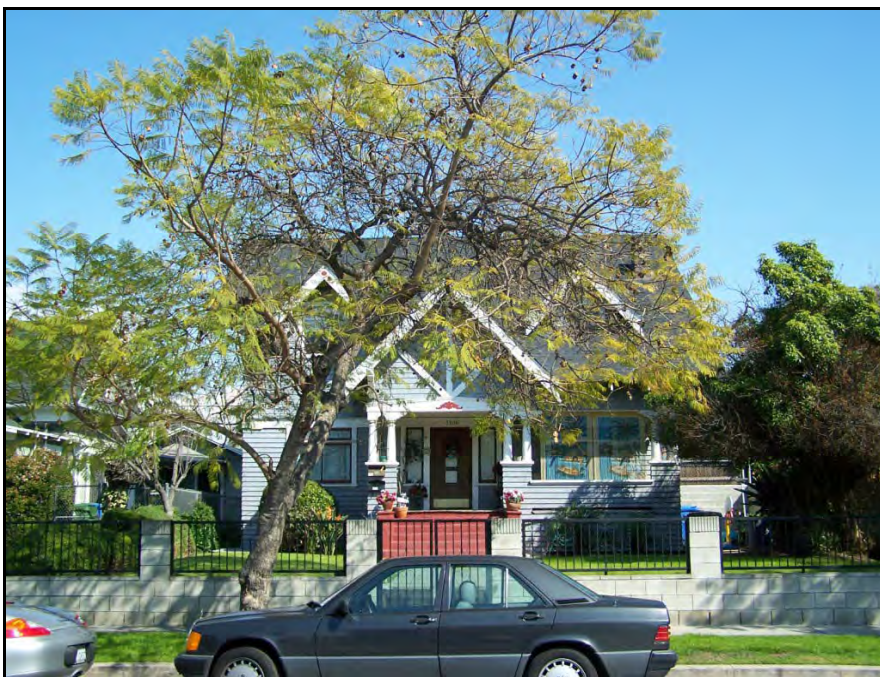
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One and one-half stories; near rectangular plan; Transitional Craftsman residential building; side gable roof, two front gable dormers, front gable and shed porch roof, exposed rafter tails, knee braces, composition roll cladding (alteration); concrete foundation; wood clapboard siding on exterior walls; concrete walkway and steps leading to partial-width entry porch supported by grouped wooden Tuscan-like columns; primary wood door within porch flanked by sidelights; large picture window within porch, double hung vinyl sash (alteration), double hung wood sash ribbon windows on south elevation; iron fence surrounds the 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 elevation, Lkg E, 3/6/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1924, Los Angeles County Assessor

**P7. Owner Address:**

3106 S HOBART BLVD  
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:** 5/7/2009

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

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3106 HOBART Boulevard

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)

4/26/1905: Building permit to construct residence. Owner: Albert W. Timmons. Architect: none. Builder: W.W. Anderson. Cost: \$2,900.

9/14/1925: Alteration permit to add bath and other small alterations.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: W.W. Anderson

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 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 3. Multiple family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/7/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3106 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2631 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2631 S LA SALLE AVE City LOS ANGELES Zip 90018

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

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

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

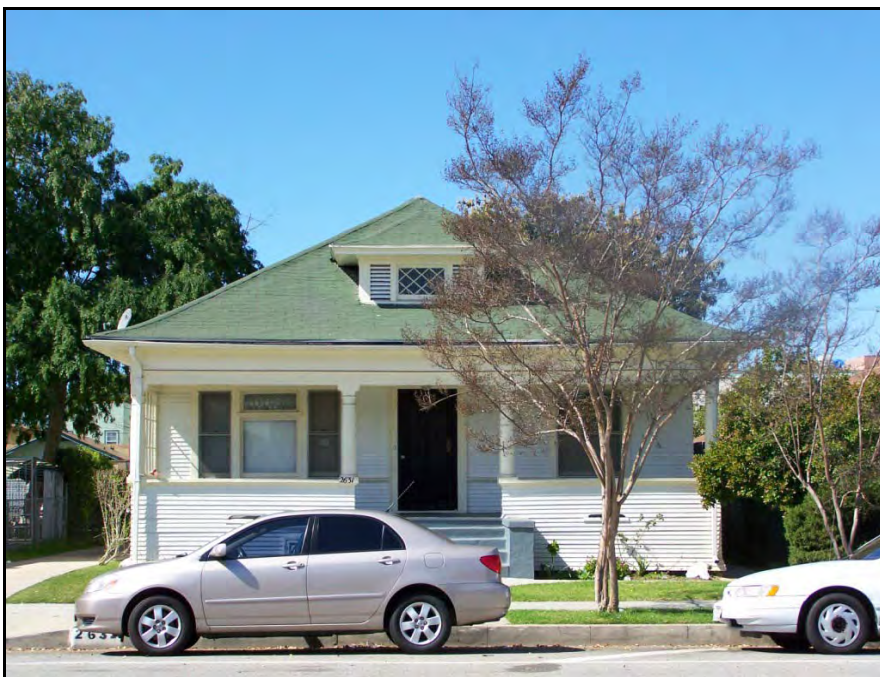
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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 ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

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

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.7712004

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

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

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)

*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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2640 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

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

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

c. Address: 2640 S LA SALLE AVE City LOS ANGELES Zip 90018

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

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

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; double-hung 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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

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

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

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

Page 3 of 3

Resource Name or # (Assigned by recorder) 2640 LA SALLE AVE

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  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2648 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2648 S LA SALLE AVE City LOS ANGELES Zip 90018

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

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

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. 5053020032

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; rectangular plan; Craftsman multi-family residence; front gable roof with exposed rafter tails and beams; roof cladding not visible from street; balcony over porch; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; two square block masonry columns supporting balcony; four wood entry doors within porch; two secondary doors within balcony; double hung wood sash windows; angled bay south elevation; metal screens on windows (alteration); metal fence (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 elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1912, Los Angeles County Assessor

**P7. Owner Address:**

HARVEY, NORMA  
1036 S CLOVERDALE AVE  
LOS ANGELES CA, CA 90019

**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.")

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

## BUILDING, STRUCTURE, AND OBJECT 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 alterations)

No original building permit.

2/11/1924: Building permit to construct 1-story residence on lot with an existing 1-family residence at 2648-2648 1/2 La Salle. Owner: Henry Wieneman. Architect: none. Contractor: Earnest Jorealson Cost: \$3,500.

2/11/1924: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Earnest Jorealson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7200.27465013

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 3. Multiple 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

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)

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2823 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

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

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

**c. Address:** 2823 S LA SALLE AVE City LOS ANGELES Zip 90018

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

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

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018025

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2823 LA SALLE AVE

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: None

B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit.

8/1/1921: Alteration permit to widen the living and dining rooms.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 5327.15320008

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/4/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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)

*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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2912 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2912 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053022003

**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 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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2912 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)

3/7/1905: Building permit to construct residence at 2912 La Salle. Owner: Nettie M. Smith. Architect and Contractor: H.E. Smith. Cost: \$1,900.

5/28/1924: Building permit to construct residence at 2914 S. La Salle. Owner: George M. Thompson. Architect: none. Contractor: John F. Meredith. Cost: \$1,200.

5/28/1924: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H.E. Smith

B9b. Builder: H.E. Smith; John F. Meredith

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.78549891

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/4/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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)

*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 #: (Assigned by recorder) 2918 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2918 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053022004

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2918 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 alterations)

10/27/1905: Building permit to construct residence at 2916 La Salle. Owner: G.F. Sloan and E.L. Petitfils. Architect and Builder: G.F. Sloan. Cost: \$2,000.

9/24/1912: Alteration permit to add a sleeping porch with screen.

2/26/1925: Alteration permit for 2916-2918 S. La Salle to add two rooms and baths, change two halls and one kitchen, demolish garage.

2/26/1925: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: G.F. Sloan

B9b. Builder: G.F. Sloan

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.03149963

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/4/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2932 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2932 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053022007

**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 notched rafter tails and composite roll cladding (alteration); double front-gable porch roof; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch, porch partially enclosed (alteration); paired rectangular columns supporting porch roof; entry door (material unknown) within porch; fixed wood windows; double-hung wood windows; fixed wood diamond pane window; wood vent under gable-on-hip; vertical wood board pattern on front gables; cornice-line dentils; decorative bargeboards; metal screens on some windows and entry door (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 elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

JONES, MAGLEAN M TR

2932 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2932 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)

5/19/1906: Building 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 Features:

B9a. Architect:

B9b. Builder: Frank Schoenrock

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7499.53370085

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2932 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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*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.*

*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 #: (Assigned by recorder) 2941 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2941 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053017028

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2941 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)

11/14/1905: Building permit to construct residence at 2943 La Salle Ave. Owner: Agnes Worell. Architect: none. Builder: W.W. Anderson. Cost: \$1,975.

9/29/1958: Alteration permit for addition 17' x 26'.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: W.W. Anderson

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.27664958

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2941 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

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2945 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2945 S LA SALLE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053017024

**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 roll cladding (alteration); front gable dormer; interior brick chimney; concrete foundation; channel drop wood siding on exterior walls; concrete steps leading to partial-width entry porch; one square column supporting porch roof; wood entry door within porch; fixed wood windows with transoms; double-hung wood sash windows; fixed wood window with side vents on dormer; angled bay on façade; metal screens on some windows and entry door (alteration); chain-link fence (alteration); garage building located 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 SW, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1905, Los Angeles County Assessor

**P7. Owner Address:**

HERNANDEZ, EL VIA  
2945 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2945 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.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7501.15045042

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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 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 #: (Assigned by recorder) 2946 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2946 S LA SALLE AVE City LOS ANGELES Zip 90018

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053022010

**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:**

☐ Prehistoric ☒ Historic ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

SCHREPPFERMAN, 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

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

B6. Construction History: (Construction date, alterations, and date of alterations)

4/13/1905: Building permit to construct residence. Owner: James W. Hanna. Architect and Builder: Morris Bldg. Co. Cost: \$2,400.

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 Area 7500.0315

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.

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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: 5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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 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 #: (Assigned by recorder) 2951 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2951 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053017025

**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 painted brick chimney; concrete foundation; wood clapboard siding and painted brick on exterior walls; brick pattern includes alternating extruded bricks; concrete steps and brick and concrete ramp (alteration) leading to full-width entry porch; four tapered square columns sitting atop brick piers support the porch roof; wood entry door within porch; fixed wood windows; double-hung wood sash windows; aluminum sliding windows (alteration); wood slat vents under side gables; wood brackets supporting dormer roof; angled bay on south elevation; metal screens on some windows (alteration); chain-link fence (alteration); garage building in 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 ☐ Both

1912, Los Angeles County Assessor

**P7. Owner Address:**

GONZALEZ, NORBERTO

5322 THIRD AVE

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:** 5/5/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2951 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 alterations)

10/1/1909: Building permit to construct residence. Owner: Chas Prophet. Architect: none. Contractor: Wm. W. Schneider. Cost: \$1,800.

10/16/1916: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Wm. W. Schneider

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.65065015

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/5/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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)

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2952 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2952 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053022011

**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 front gable porch roof with knee braces, exposed rafter tails and composite shingle cladding; interior brick chimney; concrete foundation; wood clapboard siding on exterior walls; brick steps leading to partial-width entry porch; porch has been enclosed (alteration); wood entry doors within porch; fixed wood windows; fixed aluminum windows (alteration); aluminum sliding windows (alteration); double-hung aluminum windows; wood slat vent under gable-on-hip; wood dentils along cornice; beaded wood trim on front gable; angled bay on façade, squared bay on north elevation; metal screens on some windows (alteration); security bars on some windows and entry doors (alteration); two garage/guest house buildings, one at northeast corner, one at south-central portion 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 elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1910, Los Angeles County Assessor

**P7. Owner Address:**

BERTRAND, RITA  
2952 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2952 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)

11/10/1905: Building permit to construct residence. Owner: G.F. Sloan and E.L. Petitfils. Architect and Builder: G.F. Sloan. Cost: \$2,000.

6/8/1921: Building permit to construct residence on lot with an existing residence at 2952 S. La Salle. Owner: Mrs. A. Mc Chesney. Architect: Redimade Bldg. Co. Contractor: same. Cost: \$1,500.

6/17/1924: Building permit to construct residence and garage on lot with 2 existing buildings at 2954 La Salle. Owner: Mrs. E.C. Ragle. Architect: W.A. Severs. Contractor: none. Cost: \$2,100.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: G.F. Sloan; Redimade Bldg. Co.; W.A. Severs

B9b. Builder: G.F. Sloan; Redimade Bldg. Co.

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.035

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

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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 3. Multiple family property

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Laura Vanaskie  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
reservation Associates

Date of Evaluation: 5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3011 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3011 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053016019

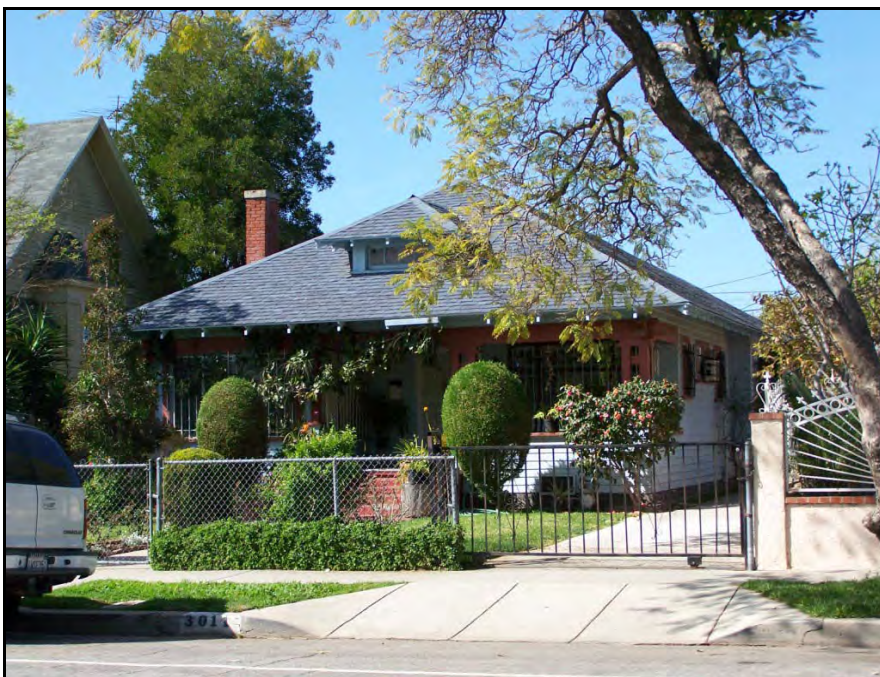
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

One story; rectangular plan; Hipped-Roof Cottage residential building; hipped roof with exposed rafter tails and composite shingle cladding; hipped roof dormer; exterior brick chimney; concrete foundation; wood clapboard siding and vertical board siding on exterior walls; concrete steps leading to partial-width entry porch; two pairs of rectangular columns supporting porch roof; entry door (material unknown) within porch; fixed wood windows with transoms; aluminum sliding windows (alteration); metal screens on some windows and entry door (alteration); security bars on some windows (alteration); chain-link fence with metal gate (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 ☐ Both

1907, Los Angeles County Assessor

**P7. Owner Address:**

VELASQUEZ, EDGAR R ET AL

3011 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3011 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)

3/9/1907: Building permit to construct residence. Owner: Harry Thomas. Architect: O.F. Scherer (draftsman). Builder: H.D.M. Cabe. Cost: \$2760

11/10/1914: Alteration permit to enclose front porch to use as sun parlor.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: O.F. Scherer

B9b. Builder: H.D.M. Cabe

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.77874928

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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, Chateausque, 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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3012 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3012 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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

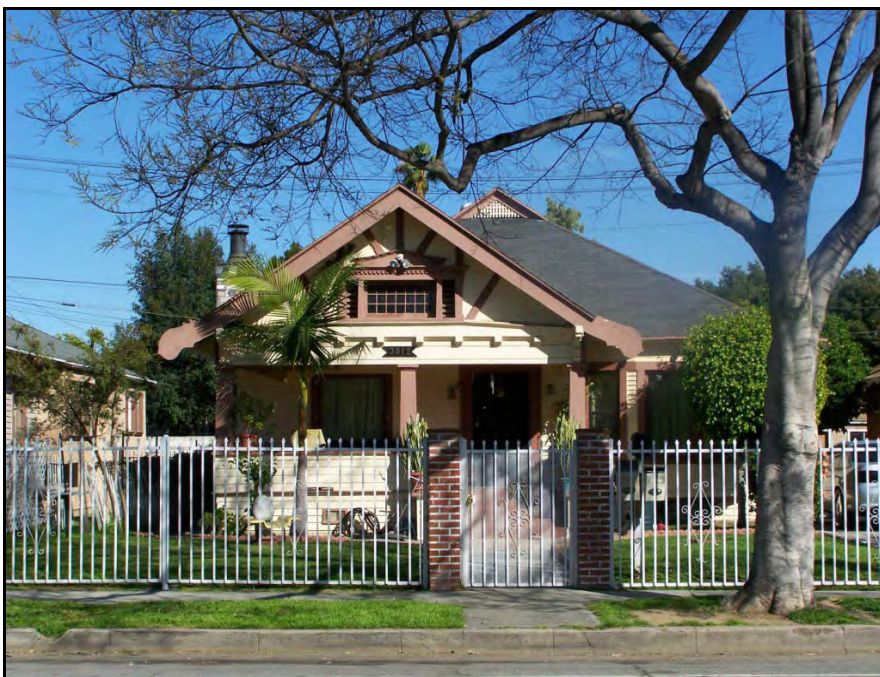
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3012 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)

3/14/1906: Building permit for construction of residence at 3012 La Salle. Owner: Amelia Hildebrandt. Architect: Chas Liddell. Builder: H.G. Hildebrandt. Cost: \$2,000.

2/10/1923: Building permit for construction of residence on lot with existing res. building at 3012 1/2 La Salle. Owner: Monroe Clayton. Architect: none. Contractor: owner. Cost: \$1,900.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Chas Liddell

B9b. Builder: H.G. Hildebrandt

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7499.2747496

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3012 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

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3022 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3022 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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. 5053023005

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3022 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 alterations)

10/20/1905: Building permit for residence. Architect and builder are same as owner: W.R. Ziegler. Cost \$1,800.

11/2/1912: Building permit for construction of garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: W.R. Ziegler

B9b. Builder: W.R. Ziegler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.0252

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/6/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3026 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3026 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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. 5053023006

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3026 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)

01/15/1906: Building permit for residence. Architect and builder are same as owner: W.R. Ziegler. Cost \$1,800.

Permit for garage construction dated 4/3/1911.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: W.R. Ziegler

B9b. Builder: W.R. Ziegler

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.02800037

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/6/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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)

*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 #: (Assigned by recorder) 3102 LA SALLE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3102 S LA SALLE AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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. 5053023007

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3102 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 alterations)

01/02/1906: Building permit for residence. Architect and builder are same as owner: W.R. Ziegler. Cost \$1,800.

B7. Moved? ☐ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder:

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 7500.27660013

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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/6/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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)

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2700 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2700 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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.

Parcel No. 5053021001

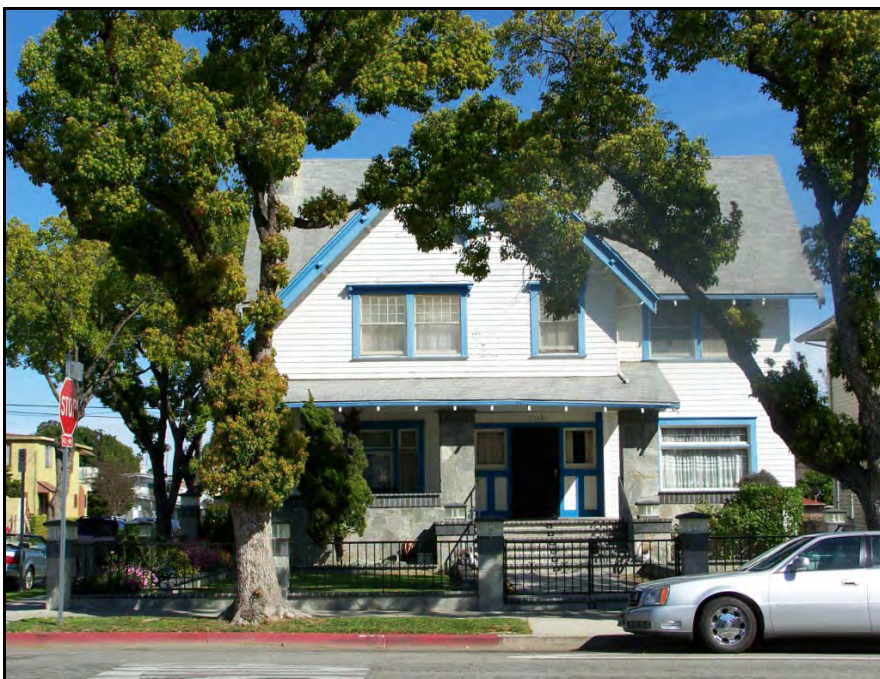
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2700 LA SALLE Avenue

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.

6/8/1936: Alteration permit to remove and replace termite damaged wood.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

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 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

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

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.*

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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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2703 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2703 S LA SALLE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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.

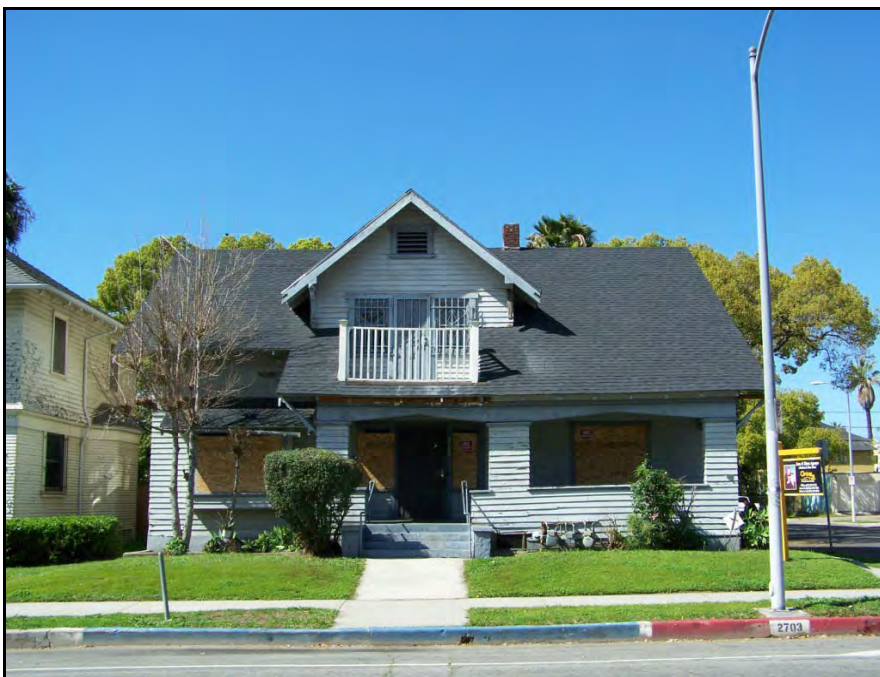
Parcel No. 5053018015

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2703 LA SALLE Avenue

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)

5/16/1905: Building permit to construct residence. Owner: B.A. Carr. Architect: W.D. Campbell. Builder: B.A. Carr. Cost: \$1,700.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: W.D. Campbell

B9b. Builder: B.A. Carr

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 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

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

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)

*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 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 \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2706 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2706 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021002

**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

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2706 LA SALLE Avenue

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)

8/1/1905: Building permit to construct residence. Owner: C.A. Scovel. Architect and Builder: same. Cost: \$3,000.

3/31/1920: Building permit to construct garage.

9/21/1927: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: C.A. Scovel

B9b. Builder: C.A. Scovel

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 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

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

Page 3 of 3

Resource Name or # (Assigned by recorder) 2706 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: 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 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 #: (Assigned by recorder) 2707 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 2707 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018016

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

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 alterations)

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? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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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

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)

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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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2712 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2712 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street.

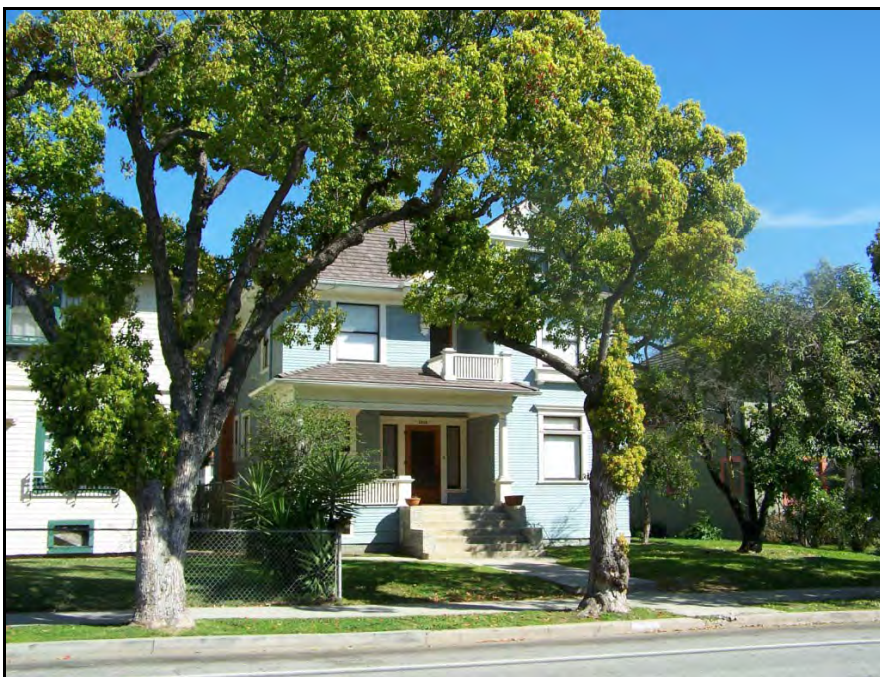
Parcel No. 5053021003

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

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 Style: Queen Ann

B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit.

6/30/1928: Alteration permit to add 1 room on 2nd floor and 1 room on 1st floor. Change from 1-family dwelling to 2-family.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

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

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Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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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

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

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.*

*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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2713 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2713 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018017

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2713 LA SALLE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Colonial Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit.

3/28/1914: Building permit to construct garage.

8/10/1915: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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.

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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

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)

*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.*

*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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2716 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2716 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021004

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; nearly rectangular plan; American Foursquare style residential building with Prairie influences; hipped roof with open eaves and composite shingle cladding; hipped porch roof; concrete foundation; aluminum siding on exterior walls (alteration); concrete steps leading to partial-width entry porch; eight rectangular columns supporting porch roof; wood entry door with sidelights within porch; double hung wood sash windows; fixed wood windows with transoms; fixed multi-light wood windows; metal screens on windows (alteration); garage building at east-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 #)

West elevation, Lkg E, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1902, Los Angeles County Assessor

**P7. Owner Address:**

4720 4TH AVE  
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:** 5/1/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2716 LA SALLE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: America 4-Square

B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit.

11/14/1912: Alteration permit to built addition on house with a bay, pantry on 1st story, sleeping porch on 2nd story.

9/22/1917: Building permit for garage construction.

5/2/1928: Building permit to construct 1-story residence, 28' x 42'.

5/2/1928: Alteration permit for garage addition.

B7. Moved? ☐ No ☐ Yes ☒ Unknown Date:

Original Location:

B8. Related Features:

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 defined by theme, period, and geographic scope. Also address integrity.)

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

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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.)

## CONTINUATION SHEET

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)

*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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2717 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2717 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018018

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2717 LA SALLE Avenue

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: \$3,000.

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.)

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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.)

## CONTINUATION SHEET

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)

*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 #: (Assigned by recorder) 2723 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2723 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018019

**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 ☐ Both

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

**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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

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 alterations)

No original building permit.

10/4/1909: Alteration permit to install new floor, china closet, front door, put in window, close door, rail on front porch, close back porch, install cooler.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

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.)

## CONTINUATION SHEET

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)

*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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2726 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2726 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021006

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two stories; irregular plan; Transitional Craftsman residential building; hipped roof with lower front gable, flared eaves, exposed rafter tails, and composite shingle cladding; concrete foundation; wood clapboard siding on exterior walls; concrete steps leading to partial-width entry porch; two square columns supporting porch balcony over porch; two square columns supporting porch front gable roof; wood entry within porch; secondary wood door within balcony; double hung wood sash windows; fixed wood windows with transoms; arched vent under front gable; angled bay on south elevation; wood brackets supporting roof overhangs; metal screens on 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 and north elevations, Lkg SE, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1906, Los Angeles County Assessor

**P7. Owner Address:**

2776 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2726 LA SALLE Avenue

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.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

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.)



## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2726 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 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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2727 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2727 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018020

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2727 LA SALLE Avenue

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)

1905: Building permit for residence. Owner: Pool & Jones. Architect: Mathis. Builder: A.J. Carlson. Cost: \$2,100.

05/13/1918: building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Mathis

B9b. Builder: A.J. Carlson

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 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

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.)

## CONTINUATION SHEET

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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2801 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2801 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018021

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2801 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 alterations)

No original building permit.

9/17/1906: Alteration permit to do alterations and additions to 2nd story.

7/22/1920: Building permit to construct garage.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

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.)



## CONTINUATION SHEET

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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2802 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2802 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021007

**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 lower cross gables, boxed eaves and composite shingle cladding; interior and exterior brick chimneys; concrete foundation; wood clapboard, fish scale wood shingle siding on exterior walls; concrete steps leading to partial-width entry porch; balcony over porch; two rectangular columns supporting balcony; vertical and diagonal balusters on balcony; wood entry door with sidelights within porch; double hung wood sash windows; fixed wood windows with transoms; wood brackets supporting roof overhangs; metal screens 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 south elevations, Lkg NE, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1903, Los Angeles County Assessor

**P7. Owner Address:**

2802 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2802 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 alterations)

No original building permit

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

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.)

## CONTINUATION SHEET

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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*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, Chateausque, 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

Resource Name or #: (Assigned by recorder) 2806 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2806 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021008

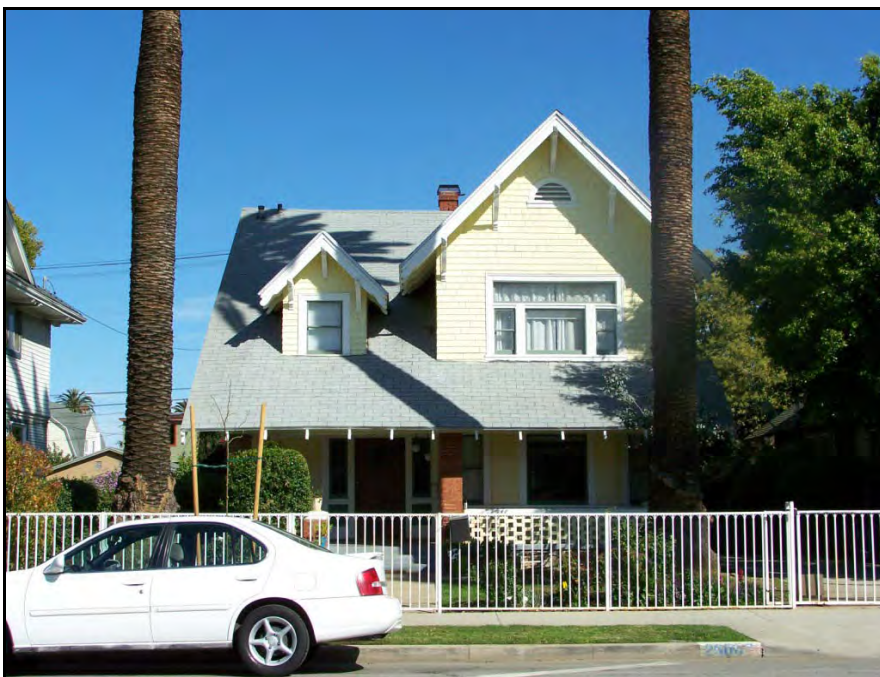
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2806 LA SALLE Avenue

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)

11/16/1905: Building permit to construct residence. Owner: Tilman F. Whorton. Architect: Miss Rosa E. Lee. Builder: Tilman F. Whorton. Cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Miss Rosa E. Lee

B9b. Builder: Tilman F. Whorton

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

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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

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.)

## CONTINUATION SHEET

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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2807 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2807 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018022

**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; asymmetrical side gable roof with exposed rafter tails and composite shingle cladding; two front gable dormers; front gable porch roof; exterior brick chimney; concrete foundation; wood clapboard and wood shingle siding on exterior walls; wood steps leading to partial-width entry porch; eight round columns supporting porch roof; wood entry door with sidelights within porch; fixed wood windows with transoms; double hung wood sash windows; casement wood windows; wood brackets supporting roof overhangs; exposed wood truss on porch gable; wood picket fence (alteration); garage building in 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 elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

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

**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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2807 LA SALLE Avenue

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)

No original building permit.

12/23/1909: Alteration permit for shed. Owner: Mrs. Mary Sturdy. Builder: none.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

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.)

## CONTINUATION SHEET

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)

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2812 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2812 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 27th Street and 29th Street.

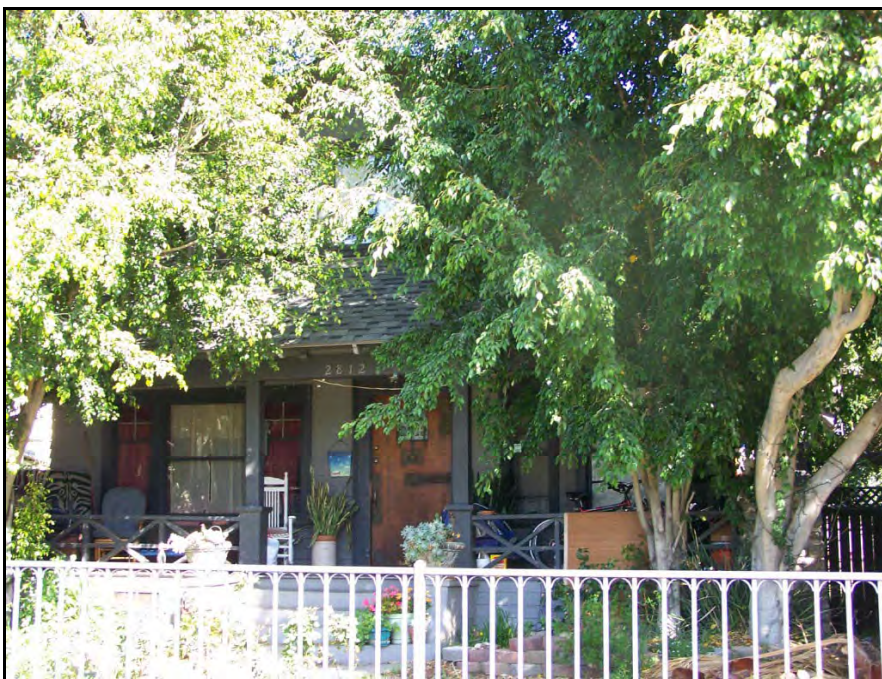
Parcel No. 5053021009

**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

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

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 Use: Residential

B5. Architectural Style: Craftsman

B6. Construction History: (Construction date, alterations, and date of alterations)

1905: Building permit to construct residence. Owner: W.S. Fitts and W.M. Petitfils Architect: none. Builder: E.S. Williamson & Co. Cost: \$2,430.

11/13/1906: Building permit to construct auto building.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: E.S. Williamson & Co.

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

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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:

5/4/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2812 LA SALLE Avenue

Recorded by Laura Vanaskie

Date 5/4/2009

### 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

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2813 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2813 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018023

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2813 LA SALLE Avenue

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)

5/18/1905: Building permit to construct residence. Owner: Ida B. Thompson. Architect: none. Builder: E.S. Williamson. Cost: \$1825.

4/28/1913: Building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: E.S. Williamson

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/4/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2816 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2816 S LA SALLE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053021010

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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 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 ☐ Both

1908, Los Angeles County Assessor

**P7. Owner Address:**

2816 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2816 LA SALLE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/4/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2816 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.*

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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.*

*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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2817 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2817 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 27th Street and 29th Street.

Parcel No. 5053018024

**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 ☐ Both

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

**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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2817 LA SALLE Avenue

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)

7/25/1905: Building permit to construct residence. Owner: M.J. Spillane. Architect: Morris Co. Builder: Don E. Lytle Cost: \$2,000.

12/19/1921: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Morris Co.

B9b. Builder: Don E. Lytle

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 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 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.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2817 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.*

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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 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 #: (Assigned by recorder) 2922 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2922 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 29th Street 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 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:**

☐ Prehistoric ☒ Historic ☐ Both

1908, Los Angeles County Assessor

**P7. Owner Address:**

2922 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2922 LA SALLE Avenue

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)

6/5/1906: Building permit to construct residence. Owner: John W. MacMillen. Architect: none. Builder: John W. MacMillen. Cost: \$2,800.

3/8/1920: Building permit for garage construction.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: John W. MacMillen.

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/4/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2931 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2931 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053017020

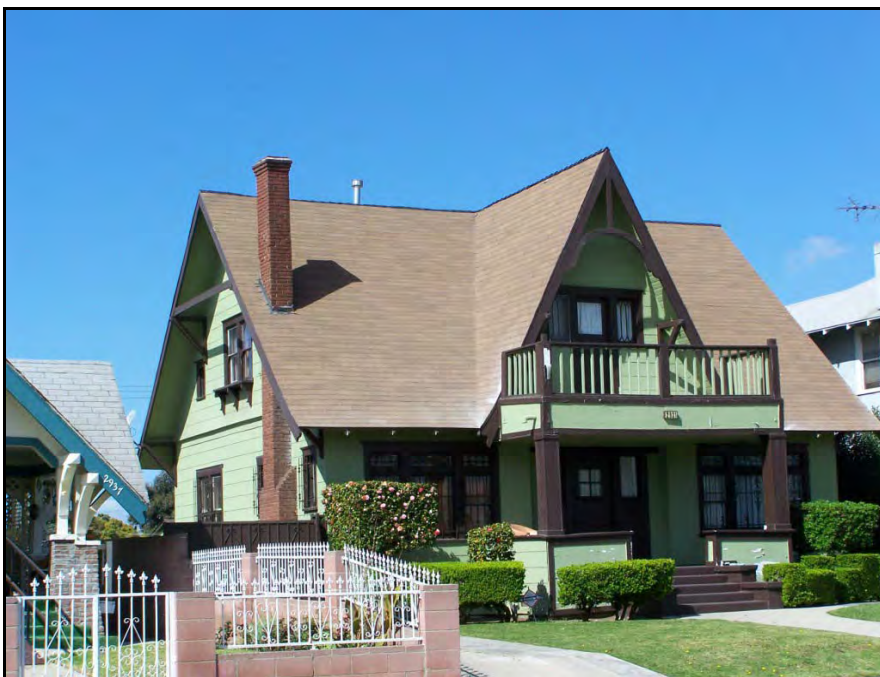
**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2931 LA SALLE Avenue

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)

4/12/1905: Building permit to construct residence. Owner: J.H. Hillsell . Architect: none. Builder: J.H. Hillsell Cost: \$1,500.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: J.H. Hillsell

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/4/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 #: (Assigned by recorder) 2936 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2936 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of S. La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053022008

**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 sash windows; 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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2936 LA SALLE Avenue

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)

11/17/1921: Building permits for construction of 4 flats, garage. Owner: Mr. and Mrs. G.W. Laws Architect: none. Contractor: Charles H. Hoyt. Cost: \$12,000.

3/8/1922: Building permit for construction of garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Charles H. Hoyt

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

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B11. Additional Resource Attributes: (List attributes and codes)

HP 3. Multiple 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:

5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2936 LA SALLE Avenue

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: 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 #: (Assigned by recorder) 2937 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2937 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of S. La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053017021

**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 cross gables, exposed rafter tails and composite shingle cladding; front gable dormer; interior brick chimney; concrete foundation; wood clapboard siding and wood diagonal siding on exterior walls; concrete steps and ramp (alteration) leading to partial-width entry porch; brick and wood columns with brackets supporting porch roof; lattice work on parts of porch; wood entry door with sidelights facing north within porch; fixed wood windows with and without transoms; fixed wood window with decorative glazing; double hung wood sash windows; wood slat vent under porch gables; wood brackets supporting porch roof and dormer roof; metal screens on some windows and entry door (alteration); brick and 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 elevation, Lkg W, 3/3/09

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1905, Los Angeles County Assessor

**P7. Owner Address:**

5527 VILLAGE GREEN  
LOS ANGELES 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:** 5/5/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2937 LA SALLE Avenue

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)

12/16/1905: Building permit for construction of residence. Owner: G.F. Sloan and E.L. Petitfils Architect: illegible. Builder: illegible. Cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: illegible

B9b. Builder: illegible

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
reservation Associates

Date of Evaluation: 5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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)

*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 #: (Assigned by recorder) 2942 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2942 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of La Salle Avenue between 29th Street and 30th Street.

Parcel No. 5053022009

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2942 LA SALLE Avenue

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.

2/2/2007: Building permit to add den and bathroom to existing 2-story SFR, with wood siding to match; new 2-car carport.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

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 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.

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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:

5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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)

*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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## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 3015 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3015 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3015 LA SALLE Avenue

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)

3/9/1905: Building permit to construct residence. Owner: A.D. Petersen. Architect: none. Builder: G.E. Kimble. Cost: \$2,000.

B7. Moved? ☒ No ☐ Yes ☒ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: G.E. Kimble

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

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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  
1611 S. Pacific Coast Highway, Ste. 104  
Redondo Beach, CA 90277  
reservation Associates

Date of Evaluation: 5/5/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3015 LA SALLE Avenue

Recorded by Laura Vanaskie

Date 5/5/2009

### 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 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 #: (Assigned by recorder) 3027 LA SALLE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 3027 S LA SALLE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between 30th Street and W. Jefferson Boulevard.

Parcel No. 5053016022

**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 multi-light 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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 3027 LA SALLE Avenue

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)

4/26/1905: Building permit to construct residence. Owner: W.H. Gilbert. Architect: none. Builder: J. Burris Mitchel & Co. Cost: \$2,500.

4/17/1923: Building permit to construct garage.

11/2/1925: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: J. Burris Mitchel & Co.

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 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

B13. Remarks:



B14. Evaluator: Laura Vanaskie

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/6/2009

(This space reserved for official comments.)



## CONTINUATION SHEET

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.*



# PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 5D3

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2610 LA SALLE Boulevard

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2610 S LA SALLE Boulevard City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

West and north elevations, Lkg SE, 3/16/09

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

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.")

Attachments:

☐ NONE

☐ Location Map

☐ Sketch Map

☐ Other: (List)

☐ Continuation Sheet

☐ Building, Structure, and Object Record

☐ Archaeological Record

☒ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2610 LA SALLE Boulevard

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Romanesque Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

8/25/1906: Building permit to construct 1-story Sunday school rooms at 2610 La Salle at rear of lot. Owner: West Adams M.E. Church. Architect: Austin & Brown. Builder: E.E. Harriman. Cost: \$15,000.

7/12/1912: Building permit to construct a 1-story church at 1858-1864 W. Adams St. at front of lot. Owner: West Adams Methodist Episcopal Church. Architect: John C. Austin and W.C. Permill Contractor: Richards-Neustadt Cons. Co. Cost: \$25,000.

B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Austin & Brown; John C. Austin & W.C. Permill

B9b. Builder: E.E. Harriman; Richards-Neustadt Cons. Co.

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1878-1948

Property Type Religious

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)

HP16. Religious building

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/8/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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: 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 African 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*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2637 LA SALLE Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2637 S LA SALLE Boulevard City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2637 LA SALLE Boulevard

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Mission Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

3/10/1905: Building permit to construct residence. Owner: W.L. Yard. Architect: none. Builder: Yard & Hielhorn Cost: \$3,000.

3/22/1911: Alteration permit to build a 1-room addition on rear of house for servant sleeping room.

3/30/1914: Alteration permit to built a sleeping porch over the addition on back of house.

12/28/1922: Alteration permit to add sun room to rear of 1st floor.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Yard & Hielhorn

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

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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

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)

*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.*

*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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2647 LA SALLE Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2647 S LA SALLE Boulevard City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

1907, Los Angeles 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2647 LA SALLE Boulevard

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)

5/31/1906: Building permit to construct residence. Owner: J.F. Ramey. Architect: Joseph J. Blick Builder: Geo. Conkling Cost: \$4,600.

5/22/1908: Building permit to construct an auto. building.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Joseph J. Blick

B9b. Builder: Geo. Conkling

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 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

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

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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2649 LA SALLE Boulevard

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2649 S LA SALLE Boulevard City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN \_\_\_\_\_

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (east) elevation facing east. Located on the west side of La Salle Avenue between W. Adams Boulevard and 27th Street.

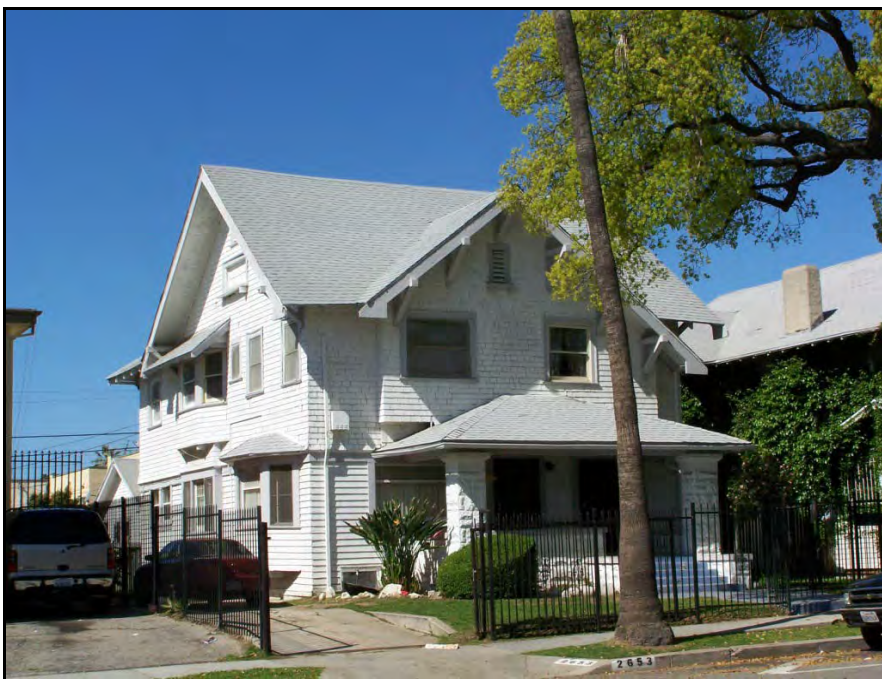
Parcel No. 5053019022

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2649 LA SALLE Boulevard

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)

11/4/1908: Building permit to construct 2-story residence at 2651 La Salle. Owner: Jessie Ramey. Architect: none. Contractor: W.D. Clark. Cost: \$3000.

6/11/1913: Building permit to construct garage.

7/14/1919: Building permit to construct garage.

2/21/1923: Building permit to construct 1-story residence at 2653 La Salle on lot with an existing res. building. Owner: Mrs. Rose Neff. Architect and Contractor: Pacific Ready-Cut Homes Inc. Cost: \$2 000

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: none; Pacific Ready-Cut Homes

B9b. Builder: W.D. Clark; Pacific Ready-Cut Homes

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 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

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

Page 3 of 3

Resource Name or # (Assigned by recorder) 2649 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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2702 NORMANDIE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2702 S NORMANDIE AVE City LOS ANGELES Zip 90007

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054006001

**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 ☐ Both  
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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2702 NORMANDIE 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 permit on file.

1931: repair damage caused by fire replacing same with like material, owner B. Thompson, contractor Calif Bldg Reconstruction Co., for \$300

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6511.78855044

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.

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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*

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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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

3027 NORMANDIE AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 3027 S NORMANDIE AVE City LOS ANGELES Zip 90007

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 3027 NORMANDIE 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 alterations)

1905: 6-room residence, owner/architect/contractor D.T. Althouse, for \$2,500

1916: Garage, owner Hugo R. Hrohn, contractor Schiegel Bros, for \$80

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: D.T. Althouse

B9b. Builder: D.T. Althouse

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 6600.26954976

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 3027 NORMANDIE 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.*

*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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2630 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2630 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054005016

**P3 Description:** (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; square plan; American Foursquare multi-family residence; hip roof; wood shingles and stucco (alteration) siding; wood-frame roof; wood stud-wall structure; shingled hip dormer with fan window; partial-width recessed front porch with square columns; wide eaves with exposed rafters; multi-light vinyl slider windows (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, Mar 2009

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

1905

**P7. Owner Address:**

2634 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2630 NORMANDIE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

B6. Construction History: (Construction date, alterations, and date of alterations)

1921: Alter residence into 3 flats, owner W. Beazley, architect Corwin Aug Merrill, for \$2,950

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Resource Attributes: (List attributes and codes)

B12. References:

B13. Remarks:



B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2630 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.*

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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  
NRHP Status Code 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2636 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2636 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2636 NORMANDIE Avenue

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)

1905: 9-Room Residence, owner Nichols and Clark, contractor Nichols and Clark, for \$3,000

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Nichols and Clark

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2636 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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*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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*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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2642 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2642 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054005014

**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 stone columns and low wall; flower box (alteration); second story balustrade; cantilevered second floor; gable vents; trusses in gables; wide eaves with exposed rafters; row of single-light windows with multi-light transoms; vinyl 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 #)

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both

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 130  
Redondo Beach, CA 90277 Santa Mo

**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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2642 NORMANDIE Avenue

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)

1906: 8-Room Residence, owner Minnie Stokes, contractor N.F. Stokes, for \$3,000

1919: Private garage, owner J.O. Golfinger, contractor B.F. Pierce, for \$175

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: N.F. Stokes

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 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 Boulevard, Suite 130

Redondo Beach, CA 90277 Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2642 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. 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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

Resource Name or #: (Assigned by recorder)

2646 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2646 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

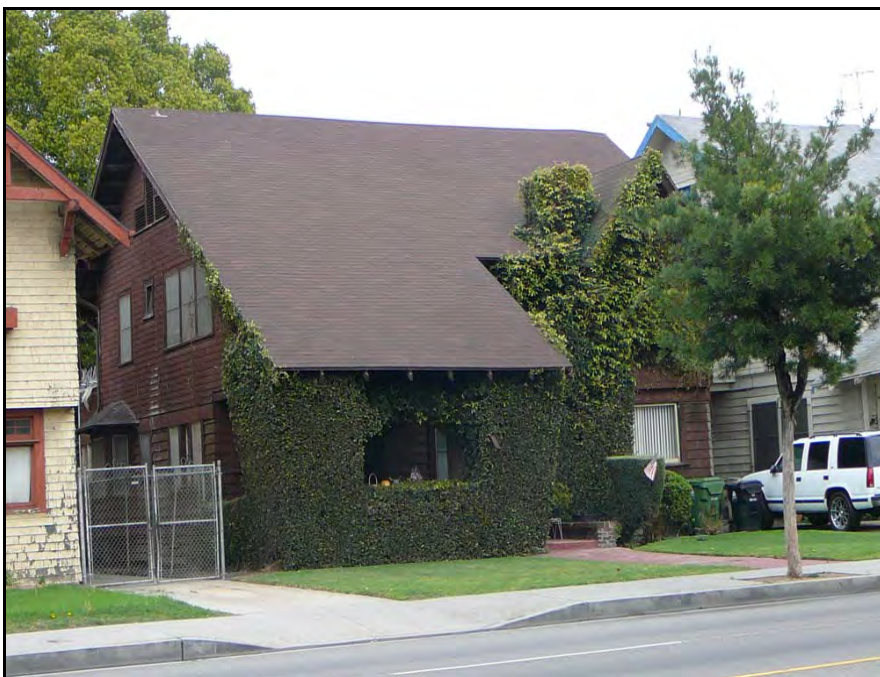
Parcel No. 5054005013

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 ☐ Both

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.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2646 NORMANDIE Avenue

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)

1906: 8-Room Residence, owner Minnie Stokes, contractor N.F. Stokes, for \$3,000

1917: Private garage, owner H. Morris, contractor W.E. Warr, for \$180

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: N.F. Stokes

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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 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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2652 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2652 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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)

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2652 NORMANDIE Avenue

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)

1908: 8-room residence, owner Minnie Stokes, contractor M.F. Stokes, for \$3,500

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: M.F. Stokes

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2652 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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*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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*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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2656 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2656 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054005011

**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 recessed front porch boxed columns above low wood wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; lead multi-light fixed windows; double hung 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 ☐ Both

1905

**P7. Owner Address:**

2656 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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2656 NORMANDIE Avenue

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)

1905: 2-story 8-room Residence, owner/architect C.A. Benway, for \$3,500

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: C.A. Benway

B9b. Builder: C.A. Benway

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2656 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. 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 #: (Assigned by recorder)

2701 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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: 2701 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2701 NORMANDIE Avenue

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 permit.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2705 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2705 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2705 NORMANDIE Avenue

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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

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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:

7/6/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2705 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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*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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2706 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2706 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both  
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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2706 NORMANDIE Avenue

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)

1917: Private Garage, owner Mrs. D.T. Davenport, contractor E.D. Gross, for \$178

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2706 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. 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 #: (Assigned by recorder) 2711 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2711 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

Parcel No. 5053034015

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 and shingle siding; wood-frame roof; wood stud-wall structure; hip dormer with multi-light windows; partial-width front porch with square columns, decorative brackets; second-story bay window (alteration); wide eaves with exposed rafters; double hung multi-light above 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 ☐ 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

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.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2711 NORMANDIE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: American 4-Square

B6. Construction History: (Construction date, alterations, and date of alterations)

1914: Rear sleeping porch, owner C.J. Gregory, contractor G.W. Stuzler, for \$200

1914: New roof damaged by fire, H. Gregory, contractor J.W. Deuscis, for \$750

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2711 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2717 NORMANDIE Avenue

P1. Other Identifier: 2719 Normandie Avenue

P2. Location: ☐ Not for Publication ☐ 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: 2717 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue. The property is a duplex and shares two addresses: 2717 and 2719 Normandie.

Parcel No. 5053034016

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 clapboard and shingle siding; wood-frame roof; wood stud-wall structure; partial-width front porch with square columns above wood porch wall; wide eaves with exposed rafters; decorative brackets; double hung multi-light above single-light windows, metal bar security windows and door (alteration); panel door with multi-light 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 #)

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both  
1905

P7. Owner Address:

2717 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.")

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  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2717 NORMANDIE Avenue

B1. Historic Name: 2717 Normandie

B2. Common Name 2717 and 2719 Normandie

B3. Original Use:

B4. Present Use:

B5. Architectural Style: Transitional Craftsman

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:

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1905

Property Type

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:

B13. Remarks:



B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Blvd, Ste 130

Santa Monica, CA 90401

Date of Evaluation:

7/6/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2720 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2720 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

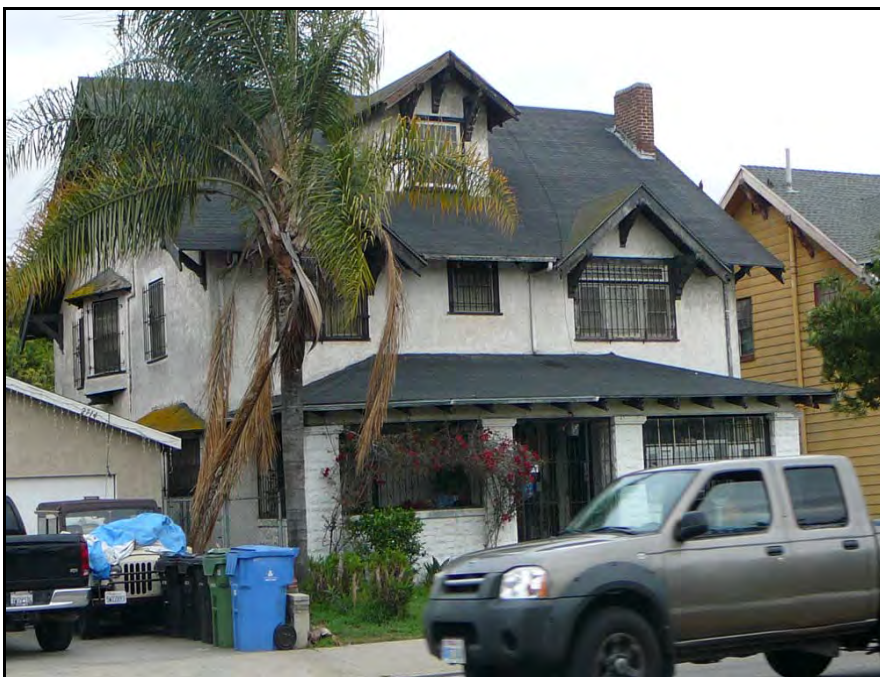
Parcel No. 5054006005

**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; stucco siding (alteration); wood-frame roof; wood stud-wall structure; full-width porch with rusticated stone columns and wall; wide eaves with exposed rafters and decorative brackets; decorative verge board; double hung 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 ☐ Both

1906

**P7. Owner Address:**

5408 WEST BLVD  
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:** 3/17/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2720 NORMANDIE Avenue

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)

1906: 9-room residence, owner Otto Schmitz, architect/contractor Edward Kendall, for \$3,500

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Edward Kendall

B9b. Builder: Edward Kendall

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 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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2720 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. 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 #: (Assigned by recorder)

2723 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2723 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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:**

☐ Prehistoric ☒ Historic ☐ Both  
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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2723 NORMANDIE Avenue

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)

No original permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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:

7/6/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2723 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2727 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2727 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2727 NORMANDIE Avenue

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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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

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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:

7/6/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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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*Theme: Arts & Crafts Movement*

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## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2732 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2732 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054006008

**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; side-gable roof; wood clapboard siding; wood-frame roof; wood stud-wall structure; full-width porch with brick columns and wall; wide eaves with exposed rafters; decorative verge board; gable dormer with vent; vinyl-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 #)

West Elevation, Lkg E, Mar 2009

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both  
1907

**P7. Owner Address:**

4348 KENWOOD AVE  
LOS ANGELES CA 90037

**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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2732 NORMANDIE Avenue

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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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.)

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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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2732 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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2807 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2807 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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; wood-frame 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)

**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 ☐ Both  
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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2807 NORMANDIE Avenue

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: 7-room residence, owner/architect/contractor H.J. Eggers, for \$3,000

1913: Shed and garage, owner/contractor Henry J. Eggers, for \$40

1921: Private garage, owner Mathieus, contractor Buctlay and sons, for \$195

1925: Add sleeping porch, owner Mathieus, for \$250

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H.J. Eggers

B9b. Builder: H.J. Eggers

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 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:

7/6/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2807 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.*

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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.*



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2810 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2810 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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; wood-frame 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:**

☐ Prehistoric ☒ Historic ☐ Both  
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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2810 NORMANDIE Avenue

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)

1905: 2-story 7-room residence, owner/architect/contractor G.L. Lrour, for \$2,500

1907: Automobile shed, owner/contractor D.A. McMillian, for \$25

1910: Garage, owner/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:

Original Location:

B8. Related Features:

B9a. Architect: G.L. Lrour

B9b. Builder: G.L. Lrour

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2810 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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*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2813 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2813 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2813 NORMANDIE Avenue

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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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.)

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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

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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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2816 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2816 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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:**

☐ Prehistoric ☒ Historic ☐ Both  
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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2816 NORMANDIE Avenue

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 permit on file.

B7. Moved? ☐ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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:

B13. Remarks:



B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2816 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. 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 2

Resource Name or #: (Assigned by recorder) 2812 DALTON Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2812 S DALTON Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Dalton Avenue.

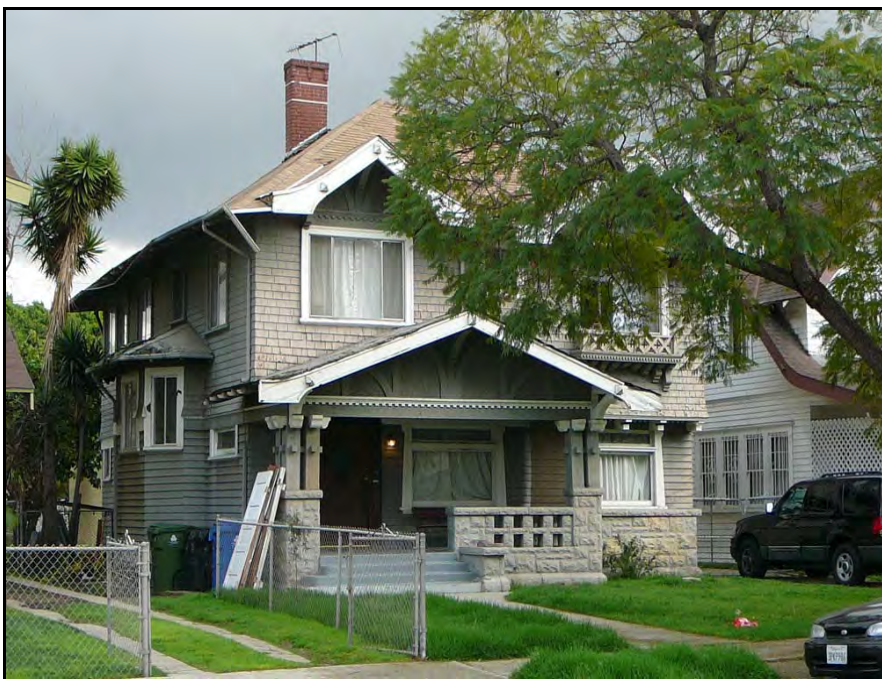
Parcel No. 5053026029

**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 ☐ Both  
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  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2812 DALTON Avenue

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)

1909: 9-Room Residence, owner/contractor Hubbard and Gardner, for \$3,000

1914: Garage, owner John Satehford, for \$90

1921: Private Storage, owner Cora M. Latchford, for \$100

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location: Yes

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Hubbard and Gardner

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area

Period of Significance: 1903

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)

B12. References:

LA City Permits, Los Angeles Times, Sanborn Maps

B13. Remarks:



B14. Evaluator: Amanda Kainer

PCR Services

233 Wilshire Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/11/2009

(This space reserved for official comments.)



## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2818 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2818 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

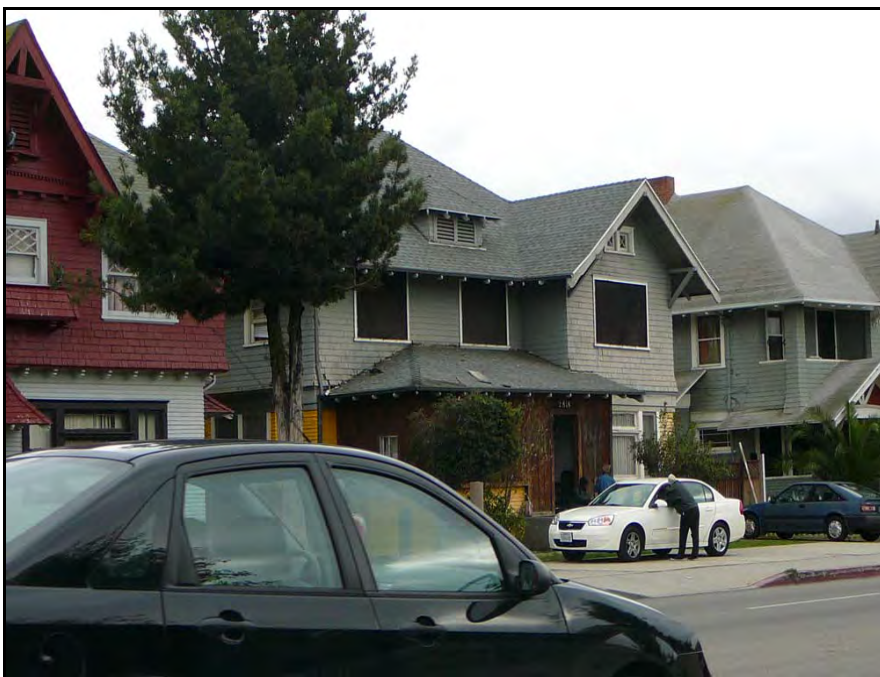
Parcel No. 5054006011

**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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2818 NORMANDIE Avenue

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)

1905: 8-room residence, owner/contractor G.J. Leown, for \$2,800

1912: Garage, owner Richard Schmidt, contractor H.P. Larsen, for \$100

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: C.J. Leown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2818 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. 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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2828 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2828 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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; double-hung 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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2828 NORMANDIE Avenue

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)

1906: 8-room residence, owner/contractor G.J. Leown, for \$3,000

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: unknown

B9b. Builder: G.J. Leown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2828 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. 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 5D1

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2900 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2900 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (west) elevation facing west. Located on the east side of Normandie Avenue.

Parcel No. 5054007012

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Two-story; rectangular plan; Craftsman multi-family residence; gable roof; stucco siding (alteration); wood-frame roof; wood stud-wall structure; partial-width porch with square columns; wide eaves with exposed rafters; decorative verge board; vinyl slider windows (alteration); transom window above 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 ☐ Both  
1913

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: 3/17/2009

P10. Survey Type: (Describe)

Intensive Level Survey

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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D1

Resource Name or # (Assigned by recorder) 2900 NORMANDIE Avenue

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)

1913: Flats (16 rooms), owner Equina F. Seatace, architect H.J. Tenaccec, Contractor Ley Bros, for \$7,000

1913: Garage, owner Emma G Seatau, contractor Ley Bros, for \$300

1926: Private garage, owner Emma G. Seaton, contractor Rendumade Building Co, for \$89

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: H.J. Tenaccec

B9b. Builder: Ley Bros

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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.*

*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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2903 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2903 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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; double-hung 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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2903 NORMANDIE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Colonial Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

No original building permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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.)

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:

7/6/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2903 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.*

*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: 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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2907 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2907 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with the primary (east) elevation facing east. Located on the west side of Normandie Avenue.

Parcel No. 5053033014

**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 eaves with exposed rafters; wood stud-wall structure; gable vent; decorative band above first and second stories; enclosed metal security bar porch with flared hip roof; vertical slider windows (alteration); 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 ☐ Both

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:** 7/6/2009

**P10. Survey Type:** (Describe)

Intensive Level Survey

**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 Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2907 NORMANDIE Avenue

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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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:

7/6/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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 \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2915 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2915 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both  
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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2915 NORMANDIE Avenue

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)

1905: 8-room residence, owner J.F. Mouroe, architect A.L. Acker, contractor W.H. Wilson, for \$3,800

1914: Garage, owner J.F. Monroe, architect Arthur Acker, for \$140

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: A.L. Acker

B9b. Builder: W.H. Wilson

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 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 Corp

233 Wilshire Blvd, Ste 130

Santa Monica, CA 90401

Date of Evaluation:

7/2/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2915 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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2917 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2917 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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:**

☐ Prehistoric ☒ Historic ☐ Both  
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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2917 NORMANDIE Avenue

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 permit on file.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

B9b. Builder: Unknown

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 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 Boulevard, Suite 130

Santa Monica, CA 90401

Date of Evaluation:

3/17/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2917 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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*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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## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2929 NORMANDIE Avenue

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☐ 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: 2929 S NORMANDIE Avenue City LOS ANGELES Zip

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

Attachments: ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2929 NORMANDIE Avenue

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)

1912: 9-room residence, owner H.J. Sherman, architect P.J. Van Janck, contractor A.J. Sherman, for \$4,000

1912: Garage, owner A.J. Sherman, for \$200

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: P.J. Van Janck

B9b. Builder: A.J. Sherman

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 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:

7/2/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder)

2947 NORMANDIE Avenue

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ 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:** 2947 S NORMANDIE Avenue City LOS ANGELES Zip \_\_\_\_\_

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

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 ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2947 NORMANDIE Avenue

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Mission Revival

B6. Construction History: (Construction date, alterations, and date of alterations)

1924: Apartment (21 rooms, 4 families), owner M. Alpert, H. Welensky and L. Goldberg, architect Mr. Harry Lunser, contractor M. Alpert, H. Welensky and L. Goldberg, for \$16,000

1924: Private garage, owner M. Alpert, H. Welensky and L. Goldberg, architect Mr. Harry Lunser, contractor M. Alpert, H. Welensky and L. Goldberg, for \$600

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect: Mr. Harry Lunser

B9b. Builder: M. Alpert, H. Welensky and L. Goldberg

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 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 90405

Date of Evaluation:

4/15/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

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.*

*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.*

*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.*

## PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2926 WESTERN AVE

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☒ Unrestricted

**a. County** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** 2926 S WESTERN AVE City LOS ANGELES Zip 90018

**d. UTM:** (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ mN

**e. Other Locational Data** (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Oriented with primary (west) elevation facing west. Located on the east side of W. Western Avenue Boulevard between 29th Street and 30th Street.

Parcel No. 5053009007

**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:**

☐ Prehistoric ☒ Historic ☐ Both

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.")

**Attachments:** ☐ NONE ☐ Continuation Sheet ☒ District Record ☐ Rock Art Record  
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record  
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record  
☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code: 5D3

Resource Name or # (Assigned by recorder) 2926 WESTERN 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 alterations)

10/4/1912: Building permit to construct residence. Owner: Henry J. Crawford. Architect: none. Contractor: H.J. Crawford. Cost: \$2,000.

12/4/1912: Building permit to construct garage.

B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

B8. Related Features:

B9a. Architect:

B9b. Builder: Henry J. Crawford

B10. Significance: Theme: Railroad and Horsecar Suburbs; Streetcar Area 4640.83359983

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.

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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: Jennifer Krintz

reservation Associates

1611 S. Pacific Coast Highway, Ste. 104

Redondo Beach, CA 90277

Date of Evaluation:

5/8/2009

(This space reserved for official comments.)

## CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by recorder) 2926 WESTERN AVE

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.*

*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.*

## 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:

Date:

T

;

R

;

¼ of

¼ of Sec

;

M.D.

;

B.M.

c. Address: 2703 S Brighton Avenue

City: Los Angeles

Zip: 90018

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

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.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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: ☐ NONE ☐ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

\*NRHP Status Code 3CS

\*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)

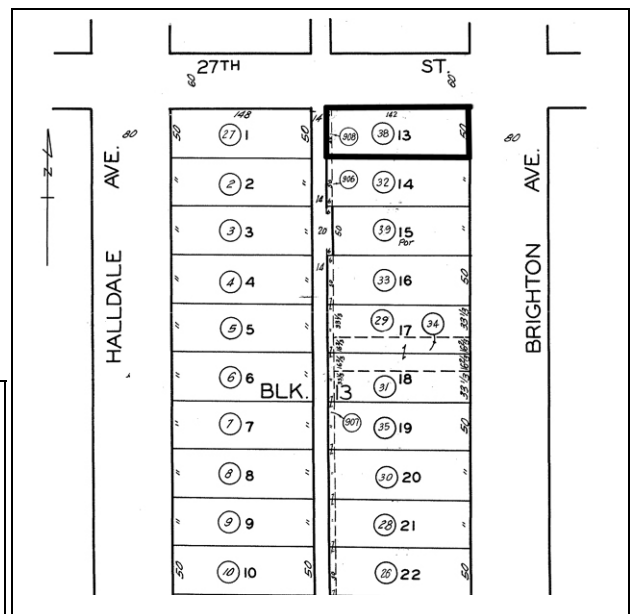
\*B12. References: (See Continuation Sheet)

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.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

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\*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.<sup>1</sup> 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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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*.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> 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, Chateausque, 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.

<sup>7</sup> 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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HRI#  
Trinomial

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\*Resource Name or # 2703 S Brighton

\*Recorded by: Jon Wilson

\*Date: 9/14/2011    ☒ Continuation    ☐ Update

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**B12. REFERENCES** (*continued*)

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## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

HRI #

Trinomial

NRHP Status Code 3CS

Other Listings

Review Code

Reviewer

Date

Page 1 of 10

\*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.)

\*b. USGS 7.5' Quad:

Date:

T

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¼ of Sec

; M.D.

B.M.

c. Address: 2626 Dalton Avenue

City: Los Angeles

Zip: 90018

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

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; wood-frame 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.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information

## 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)

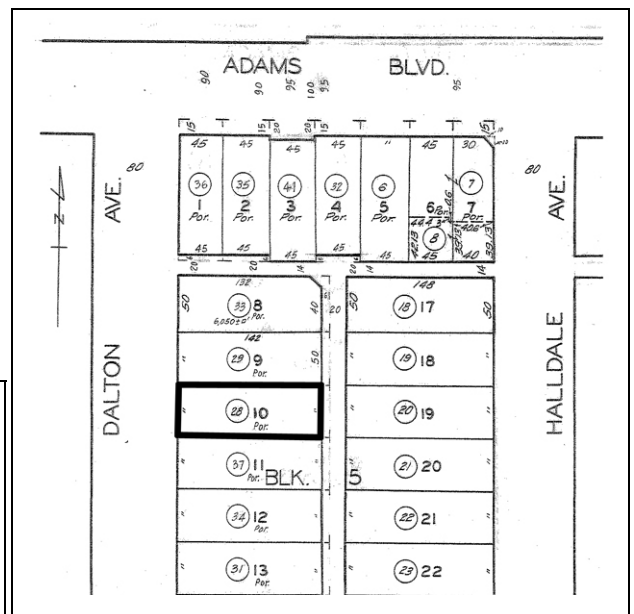
\*B12. References: (See Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Jon Wilson, PCR Services, 233 Wilshire Blvd, Ste 130, Santa Monica, Ca, 90403

\*Date of Evaluation: 9/14/2011

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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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**CONTINUATION SHEET**

Primary #  
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\*Resource Name or # 2626 Dalton Avenue

\*Recorded by: Jon Wilson

\*Date: 9/14/2011 ☒ Continuation ☐ 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*.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup> 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.

\*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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> 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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\*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.

<sup>7</sup> 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.

\*Recorded by: Jon Wilson

\*Date: 9/14/2011 ☒ Continuation ☐ Update

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\*Recorded by: Jon Wilson

\*Date: 9/14/2011 ☒ Continuation ☐ Update

**B12. REFERENCES** (*continued*)

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\*Recorded by: Jon Wilson

\*Date: 9/14/2011

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PHOTOGRAPHS



West Elevation, view to east (PCR 2011)



South Elevation, view to northeast (PCR 2011)

## CONTINUATION SHEET

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\*Resource Name or # 2626 Dalton Avenue

\*Recorded by: Jon Wilson

\*Date: 9/14/2011

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☐ Update

### 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:

Date:

T

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; M.D.

B.M.

c. Address: 2907 Halldale Avenue

City: Los Angeles

Zip: 90018

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

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.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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: ☐ NONE ☐ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

\*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.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location: Yes

\*B8. 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 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)

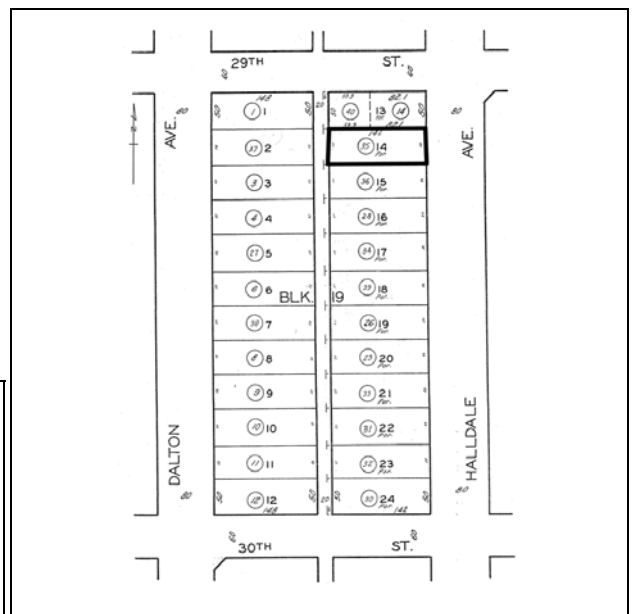
\*B12. References: (See Continuation Sheet)

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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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
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\*Resource Name or # 2907 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.<sup>1</sup> 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>

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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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\*Recorded by: Jon Wilson

\*Date: 9/14/2011 ☒ Continuation ☐ 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*.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> 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.

<sup>7</sup> 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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\*Recorded by: Jon Wilson

\*Date: 9/14/2011 ☒ Continuation ☐ Update

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### PHOTOGRAPHS



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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T

;

R

;

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 2917 S Brighton Avenue

City: Los Angeles

Zip: 90018

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

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.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, 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: ☐ NONE ☐ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 3CS

\*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)

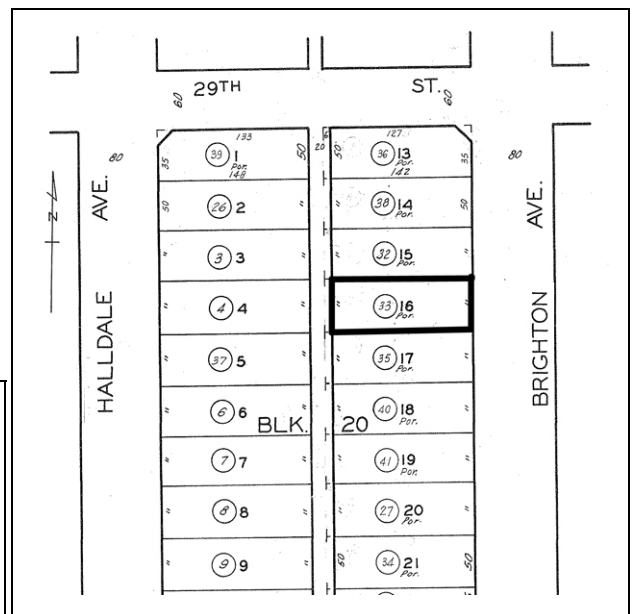
\*B12. References: (See Continuation Sheet)

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.)



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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.<sup>1</sup> 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>

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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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\*Recorded by: Jon Wilson

\*Date: 9/14/2011 ☒ Continuation ☐ 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*.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> 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.

<sup>7</sup> 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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\*Recorded by: Jon Wilson

\*Date: 9/14/2011 ☒ Continuation ☐ Update

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\*Recorded by: Jon Wilson

\*Date: 9/14/2011 ☒ Continuation ☐ Update

**B12. REFERENCES** (*continued*)

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\*Recorded by: Jon Wilson

\*Date: 9/14/2011

☒ Continuation

☐ 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

Other Listings

Review Code

Reviewer

Date

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\*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:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3022 Halldale Avenue

City: Los Angeles

Zip: 90018

d. UTM: Zone: 10 ; mE/ 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.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



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: ☐ NONE ☐ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

\*Required information



## 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)

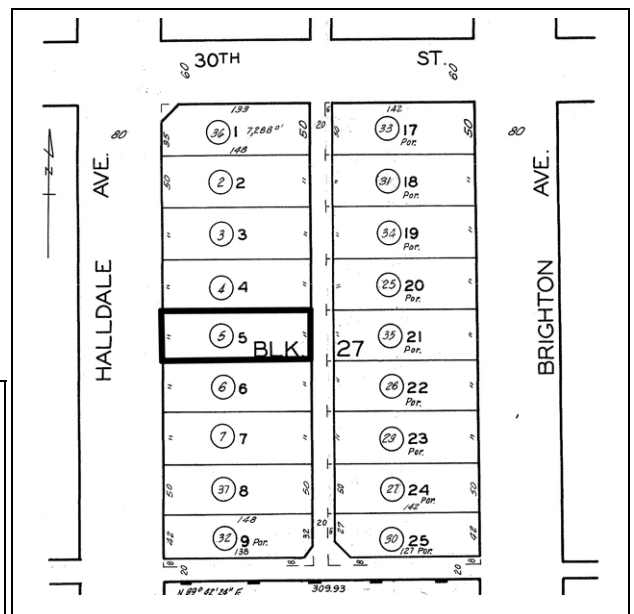
\*B12. References: (See Continuation Sheet)

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.)



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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.<sup>1</sup> 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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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*.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> 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, Chateausque, 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.

<sup>7</sup> 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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PHOTOGRAPHS



West elevation, view to east (PCR 2011)



West and south elevations, view to northeast (PCR 2011)



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