



Historic Resources Survey Report **Hollywood Community Plan Area**



Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources



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Project Overview

This historic resources survey report (“Survey Report”) has been completed on behalf of the City of Los Angeles Department of City Planning’s Office of Historic Resources (OHR) for the SurveyLA historic resources survey of the Hollywood Community Plan Area (CPA). This project was originally undertaken as part of the first group of SurveyLA surveys from June 2010 to August 2011 by Historic Resources Group (HRG), with fieldwork assistance from Page & Turnbull. Since that time the survey findings were revised and updated by HRG to reflect subsequent refinements in survey methodology as well as the development of additional historic contexts and themes relevant to Hollywood.

This Survey Report provides a summary of the work completed, including a description of the Survey Area, an overview of the field methodology; a summary of relevant contexts, themes and property types, and complete lists of all recorded resources. This Survey Report is intended to be used in conjunction with the ***SurveyLA Field Results Master Report*** (“Master Report”) which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. The Master Report, Survey Report, and Appendices are available at www.surveyla.org.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as City Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.
- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.
- Consultants making resource evaluations meet professional qualification standards in Architectural History, History, or a related field.
- Surveys focus on identifying significant resources dating from about 1850 to 1980.
- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).

- Digital photographs are taken of all evaluated resources.

Field Surveys do not include:

- Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California or local registers).
- Community Redevelopment Area (CRA) surveys conducted within the last five years.
- Potential Historic Preservation Overlay Zone (HPOZ) areas which have been surveyed in the last five years and are in the process of being designated.

SurveyLA Resources Types

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors. Each of these is described below. Appendices A, B, and C are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel such as a residence. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Districts may include single or multiple parcels, depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, sites, objects, and other features located within historic districts. Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.
- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area that makes it ineligible as a Historic District. The Planning District determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas

have consistent planning features – such as height, massing, setbacks, and street trees – which warrant consideration in the local planning process.

Project Team

The Hollywood CPA field survey was conducted by Historic Resources Group, with fieldwork assistance from Page & Turnbull. Historic Resources Group personnel included Christy Johnson McAvoy, Founding Principal; Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Senior Architectural Historian; Laura Janssen, Senior Architectural Historian; Paul Travis, Senior Preservation Planner; and Andrea Humberger, administrative principal. Additional assistance was provided by interns Robby Aranguren, Meredith Drake-Reitan, and Alycia Witzling. Kari Fowler served as the project manager. Final data editing was completed by HRG staff.

Page & Turnbull personnel included John Lesak, AIA, Principal; Richard Sucre, Senior Architectural Historian/Associate; Gretchen Hilyard, Architectural Historian/Cultural Landscape Specialist; and Christina Dikas, Architectural Historian/Associate. Page & Turnbull interns included Colleen Horn, Huiquan Chen, Steven Treffers, and Loretta Cimmarusti.

Survey Area

The identified survey area for Hollywood corresponds with the boundary for the Hollywood Community Plan Area (CPA). The Hollywood CPA is located approximately five miles northwest of downtown Los Angeles. It has an irregular boundary that can be generally defined as Mulholland Drive and the 134 (Ventura) Freeway on the north; Rosewood and Melrose Avenues on the south; Beverly Hills and West Hollywood city boundaries on the west; and Hoover Street, Hyperion Avenue, and Glendale Boulevard on the east. (*See Survey Area Map below.*)

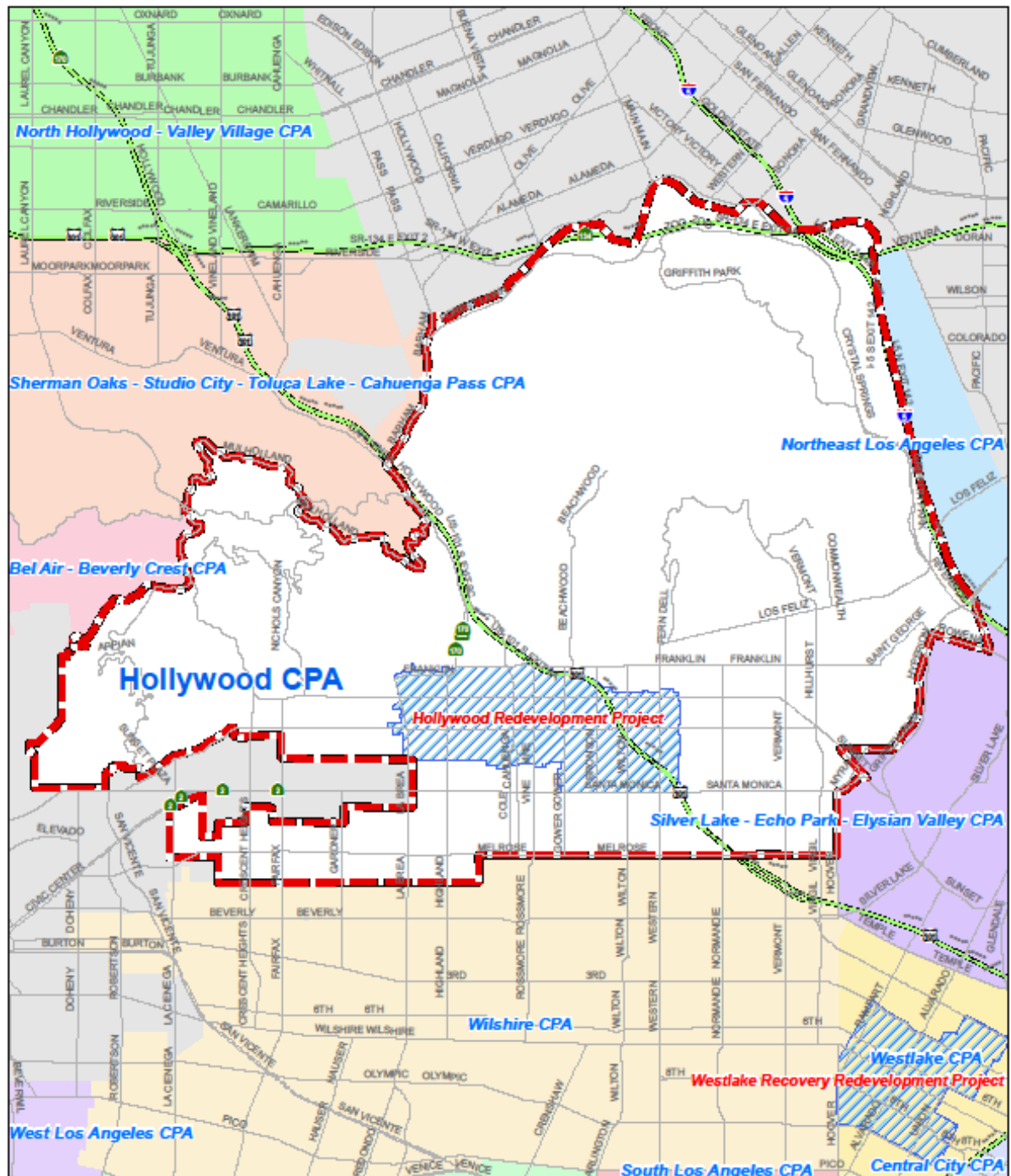
The Hollywood CPA comprises a total of 43,369 parcels. SurveyLA generally does not include properties constructed after 1980; resources that have been designated under Federal, state, or local programs; or proposed HPOZs that have been surveyed within the last five years.¹ Also excluded from SurveyLA are the 3,164 properties located within the Hollywood Redevelopment Project Area, which was surveyed by the Los Angeles Community Redevelopment Agency (CRA/LA) in 2009.² The Hollywood CRA area is generally bounded by Franklin Avenue on the north, Santa Monica Boulevard and Fountain Avenue on the south, La Brea Avenue on the west, and Serrano Avenue on

¹ For designated resources within the CPA at the time of the survey, refer to the Designated Resources map below. For the most up-to-date information on designated resources, go to zimas.lacity.org or www.HistoricPlacesLA.org, or contact the Department of City Planning's Office of Historic Resources.

² The results of the Hollywood Redevelopment Project Area survey can be found at [http://preservation.lacity.org/survey-la-findings-and-reports#Hollywood Redevelopment Project Area](http://preservation.lacity.org/survey-la-findings-and-reports#Hollywood%20Redevelopment%20Project%20Area).

the east. The redevelopment area includes the commercial core of Hollywood and the Hollywood Boulevard Commercial and Entertainment Industry National Register Historic District, listed in 1985.

Survey Area Map.



Hollywood CPA Survey Area



The topography of the Hollywood Survey Area varies, ranging from the flatlands in the southern portion of the CPA, to the canyons and hillsides in the northern portion. The “flatlands” is a dense, urban environment consisting of a strict street grid, and developed with residential neighborhoods, linear commercial corridors, and a large industrial zone. The hillsides consist of the south-facing slopes of the Santa Monica Mountains, known in this area as the Hollywood Hills. Residential development largely follows the natural contours of the Cahuenga Pass and several canyons, including Beachwood Canyon, Laurel Canyon, and Nichols Canyon. Other significant natural features and open space include the Lake Hollywood Reservoir, Mount Lee, and the 4,100-acre Griffith Park, one of the largest urban parks in the country and a City Historic-Cultural Monument.

Major transportation routes through the Hollywood Survey Area include prominent north-south corridors along La Brea Avenue, Highland Avenue, Vine Street, Western Avenue, and Vermont Avenue; primary east-west corridors occur along Hollywood, Sunset, Santa Monica, and Los Feliz Boulevards. The 101 (Hollywood) Freeway traverses the Survey Area, connecting Hollywood with downtown Los Angeles to the southeast and the San Fernando Valley to the northwest.³

The area that would become Hollywood was originally part of two former Spanish land grants – Rancho La Brea and Rancho Los Feliz. Hollywood began as a small agricultural community in the nineteenth century. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. The agricultural character of the community changed in the early twentieth century as large real estate tracts were developed, transforming the community into a bustling suburb of Los Angeles.

In 1900, the first electric streetcar track was completed along Hollywood Boulevard (then Prospect Avenue). Other streetcar lines soon followed, including along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive.

In 1903 the City of Hollywood was officially incorporated, and in 1910 it was consolidated to the City of Los Angeles. The pre-consolidated area boundary is generally defined by the southernmost portion of the Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.⁴

³ The Hollywood Freeway was constructed in phases – the first section, cutting through the Cahuenga Pass, opened in 1940; the connection between downtown Los Angeles and the San Fernando Valley was completed in 1952.

⁴ For more information on the history and development of the pre-consolidation era of Hollywood see the citywide historic context statement “Pre-Consolidation Communities of Los Angeles” Hollywood theme at:

There are extant examples of pre-consolidation era residential development in the Hollywood Survey Area, although these are relatively rare. These range from sprawling estates encompassing tens of acres, to large residences with substantial gardens, to more modest suburban residences. The population of Hollywood during this early period was quite diverse, from cultural immigrants, such as French painter Paul de Longpre, to American transplants, such as Midwestern banker Gordon Wattles. Due to the large number of estates in the area, there was also a substantial local working class that was employed as caretakers and service workers; in Hollywood many of these were of Japanese and Scottish origin.

The most significant factor in the development of Hollywood in the twentieth century was the entertainment industry. Film production began in Hollywood in 1911, and quickly grew into a significant economic force. As the popularity of motion pictures grew, more physical facilities related to motion picture production were constructed in Hollywood. In 1919 the City established a series of industrial zones specifically designated for motion picture use. The largest and most significant of these is located in the heart of the Hollywood Survey Area. Industrial resources include intact motion picture studio plants and a wide variety of support services dating to the 1920s. Due to its key role in the motion picture industry, Hollywood later became a center for radio, television, and record production. The burgeoning entertainment industry brought about the development of thriving business districts along Hollywood Boulevard, Vine Street, and Sunset Boulevard.

From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe, resulting in a true “melting pot.” For a period of time preceding World War II, the entertainment industry also became a refuge for émigrés from Eastern Europe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types. The integrity of many of these properties is poor and intact neighborhoods of early twentieth-century studio-adjacent residences are now rare.

The bungalow court has particular significance in Hollywood, as large colonies of courts were built just blocks away from the studios. These were developed primarily in the 1920s, and reflect the prevalent architectural styles of the period. While many of these properties have been lost, Hollywood still contains a substantial population of bungalow courts. During the 1920s, there was also significant residential development in the Hollywood Hills, in particular in Los Feliz, Laurel Canyon, and Beachwood

<http://preservation.lacity.org/survey/historic-context#Pre-Consolidation Communities of Los Angeles, 1862-1932>.

Canyon. Several residential developments from this period were specifically marketed to people working in the entertainment industry, with advertisements touting their proximity to the Hollywood studios.

Density in Hollywood increased substantially following World War II. In the hillsides, residences were built on previously undeveloped lots. In the flatlands, inexpensive stucco-clad apartment buildings were erected as infill in previously established residential neighborhoods. Along the major commercial corridors, earlier buildings were updated or replaced with new construction. By the 1950s, entertainment industry-related properties began to spread out throughout the greater Los Angeles area, and the major industry in Hollywood shifted to tourism. During the late 1950s the infamous Capitol Records Building was constructed on Vine Street and the Hollywood Walk of Fame was created on Hollywood Boulevard as a tribute to actors, directors, and other contributors to the entertainment industry.

Also during this period, some of the nation's most important Modernist architects were working in Los Angeles, building sleek commercial buildings in the flatlands and highly innovative residential projects in the hillsides. The Hollywood Survey Area contains residential and commercial properties designed by a number of important Modernists, including Richard Neutra, Rudolph Schindler, Lloyd Wright, John Lautner, Craig Ellwood, Raphael Soriano, Gregory Ain, and Pierre Koenig.

In the 1960s-1970s Hollywood's population became more ethnically diverse, as new immigrant groups began settling in the area. In addition to a significant Latino population, Armenian and Thai immigrants began living and working in the East Hollywood area and opened shops and other businesses.⁵ Community and residential densities continued to increase, as original single-family houses, bungalow courts, and smaller apartment buildings were replaced with larger multi-family residential complexes.

By the 1980s the Hollywood community was in a state of economic decline; the Community Redevelopment Agency of Los Angeles established the Hollywood Redevelopment Project Area in 1986 to encourage development in the area. Among the goals of the agency were to revitalize the historic core and preserve historically significant buildings.

By the start of the new millennium, Hollywood began to experience a resurgence that continues today. The establishment of the city's Adaptive Reuse ordinance greatly facilitated the reuse of under-utilized historic buildings into new housing.⁶ New, large-scale mixed-use projects – Hollywood & Highland (including the Kodak Theater), the Renaissance Hotel, the W Hotel at Hollywood and Vine – along with the Red Line

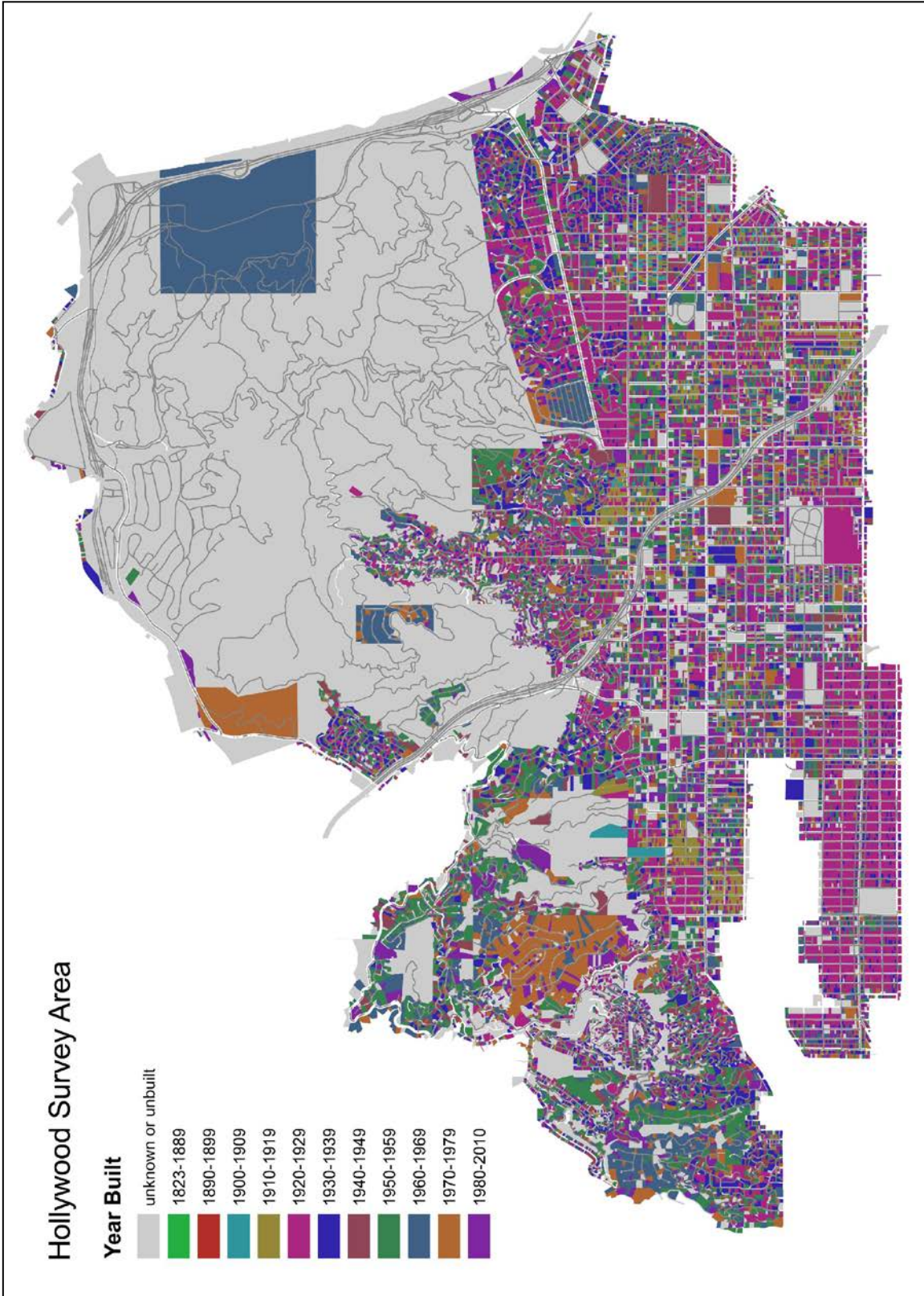
⁵ Little Armenia and Thai Town neighborhoods were designated by the Los Angeles City Council in 2000 and 1999 respectively.

⁶ The ordinance was adopted in 1999 for downtown and was expanded for use in other areas in 2003.

subway stations, have helped to revitalize Hollywood's streets and its economy, bringing with it an influx of new residents and tourists, higher rents, and new development pressures.

Today, the Hollywood Survey Area contains a wide range of resource types, including single- and multi-family residences, along with commercial, institutional, and industrial properties. Extant properties remain from every significant period of development in Hollywood, and together they represent an impressive range of historical themes and property types.

Development by Decade Map.



Designated Resources

The following map depicts the location of designated resources within the Hollywood CPA at the time of the survey. These include properties listed in the National Register of Historic Places, California Register of Historical Resources, and locally designated City Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs).

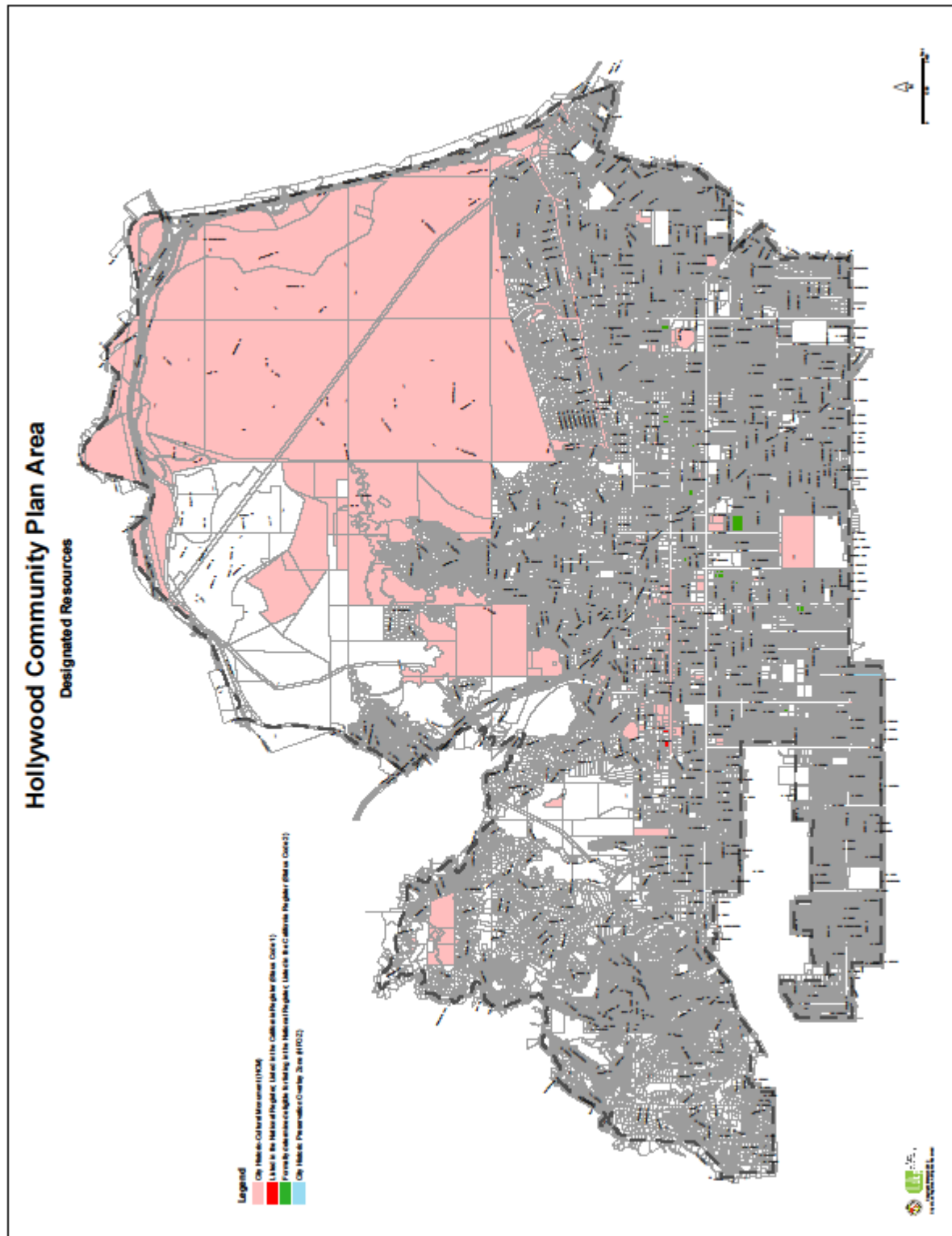
The Hollywood CPA has one of the highest concentration of designated resources in Los Angeles. In addition to the Hollywood Boulevard Commercial and Entertainment Industry National Register district these include:

<i>American Legion Hollywood Post 43 (1919)</i>	<i>Hollywood Sign (1923)</i>
<i>Andalusia Apartments (1926)</i>	<i>John C. Fremont Branch Library (1927)</i>
<i>Bukowski Court (1922)</i>	<i>Lake Hollywood Reservoir & Mulholland Dam (1924)</i>
<i>Casa Laguna (1928)</i>	<i>Los Feliz Heights Steps (1924)</i>
<i>Château Élysée (1927)</i>	<i>Lovell Health House (1929)</i>
<i>Château Marmont (1927)</i>	<i>Magic Castle (1909)</i>
<i>Chemosphere (1960)</i>	<i>Samuel-Navarro House (1928)</i>
<i>Ennis House (1924)</i>	<i>Sowden House (1926)</i>
<i>First United Methodist Church of Hollywood (1930)</i>	<i>Stahl House/Case Study House No. 22 (1960)</i>
<i>Franklin Avenue Bridge/Shakespeare Bridge (1926)</i>	<i>Storer House (1923)</i>
<i>Freeman House (1924)</i>	<i>Toberman Estate (1926)</i>
<i>Gilmore Gasoline Service Station (1935)</i>	<i>Villa Carlotta (1926)</i>
<i>Griffith Observatory (1935)</i>	<i>Wattles Mansion (1907)</i>
<i>Griffith Park (1896)</i>	<i>William Mulholland Memorial Fountain (1940)</i>
<i>Highland-Camrose Bungalow Village (1916-1923)</i>	<i>Yamashiro/Bernheimer Estate (1914)</i>
<i>Hollyhock House (1921)</i>	<i>YWCA Hollywood Studio Club (1925)</i>
<i>Hollywoodland Granite Stairways and Retaining Walls (1923)</i>	
<i>Hollywoodland Stone Gates (1923)</i>	
<i>Hollywood Bowl (1922)</i>	
<i>Hollywood Memorial Cemetery (1899)</i>	
<i>Hollywood Pilgrimage Memorial Monument (1923)</i>	

The Hollywood CPA also contains five designated Los Angeles HPOZs: Whitley Heights, Spaulding Square, Melrose Hill, Hollywood Grove, and the northwestern portion of Hancock Park. In addition, the Survey Area contains two proposed HPOZs under consideration by the City: Sunset Square and the Melrose Hill Expansion Area.⁷

⁷ For the most up-to-date information on designated resources, go to zimas.lacity.org or www.HistoricPlacesLA.org, or contact the Department of City Planning's Office of Historic Resources.

Designated Resources Map.



Community Plan Area Survey Methodology

The field survey was conducted using the methodology established by the Office of Historic Resources for SurveyLA, which includes the citywide Historic Context Statement and customized mobile Field Guide Survey System (FiGSS).⁸

Using this approach, each team developed a work plan specific to their survey area. In order to create a more manageable organizational structure for the field survey, the Hollywood CPA was divided into six smaller geographic sub-areas based upon logical neighborhood boundaries. These sub-areas were: Hollywood Hills West, Hollywood Hills East, Griffith Park, Los Feliz, East Hollywood, and the Hollywood Flats.

The field work was conducted in two phases: *Reconnaissance* and *Documentation*. The Reconnaissance Phase was conducted by a team of two qualified survey professionals, both of whom meet the Secretary of the Interior's *Professional Qualifications Standards*. Using the sub-area framework, this phase involved a detailed and methodical review of each neighborhood, street, and individual property within the Survey Area. It was during this phase that decisions were made about which properties and districts should be documented, and how those properties should be evaluated. By making these decisions up front and as a team, this methodology ensures a more thoughtful approach to resource identification and evaluation, creates greater consensus among the field survey teams, and produces more consistent survey results. This approach also substantially streamlines the next phase of field survey, enabling the field teams to document large numbers of properties quickly and efficiently.

Once the Reconnaissance Phase was completed, the Documentation Phase began. During this phase, field work was conducted by teams of two – one qualified survey professional and an intern. Properties that were identified during the previous phase, along with those that had significant associative qualities identified in pre-loaded data in FIGSS, were documented and evaluated for potential historic, cultural, or architectural significance. Documentation included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It is also during this phase that contexts and themes are applied and evaluation status codes are assigned. All field work was conducted from the public right-of-way. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout.

The Hollywood CPA presented several challenges for the field survey teams. Many properties could not be fully observed from the public right-of-way due to privacy walls, fences or shrubbery; or sloping hillside sites where residences are oriented toward the view rather than the street. Other properties were located on private streets

⁸ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

or within gated communities, and therefore were not accessible. Steep hillsides and canyons meant traversing many narrow winding roadways, often with limited access or dead ends. In addition, studio facilities are typically gated and have limited visibility from the street. To address these issues, an extensive amount of research was conducted prior to fieldwork to assist surveyors in identifying potentially significant properties. Sources including building permits, Sanborn maps, historic photos, and historic and contemporary aerial images. Additional research on historic tracts and developers, including historical newspapers and periodicals, helped to identify potentially significant historic districts. Specific research on the development of the motion picture industry, film studio locations, and important people in the entertainment industry was critical to the understanding of Hollywood's history. Resources of information included the archives of Hollywood Heritage, as well as Historic Resources Group's extensive Hollywood and Entertainment Industry collections.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

The Hollywood CPA contains an extremely diverse range of extant property types, representing a large number of periods of development. The following is a brief summary of those property types that were documented and evaluated as historically, culturally, or architecturally significant.

Pre-Consolidation Properties

This survey identified a small number of intact properties dating from the period prior to Hollywood's consolidation with the City of Los Angeles in 1910. Examples are single-family residences surrounded by later development; no commercial or institutional examples were identified from this period.

Residential Properties

The survey identified a small number of late-19th century single-family houses not located within the pre-consolidation boundary. Hollywood still contains a substantial number of 1920s bungalow courts, reflecting the prevalent styles of the period, including Craftsman, American Colonial Revival, and Spanish Colonial Revival. Despite their numbers, the vast majority of these properties display some degree of alteration; highly intact examples are rare. Numerous examples of intact apartment houses were also identified, as well as some 1920s courtyard apartments. Apartment towers and garden apartments were not common. Identified districts include several single-family streetcar and automobile suburbs, as well as one Post World War II suburb. In addition, several intact collections of multi-family residential development were identified. Finally, a number of residences were identified for their association with significant people, including important film actors and directors, industrialists and business people, musicians, literary figures, and politicians.

Commercial Properties

The survey identified numerous intact examples of streetcar-related commercial buildings, and two neighborhood commercial centers. Other less common commercial property types include theaters (live performance and motion picture), auto-related properties (auto showrooms and service stations), and banks. Several significant

examples of signs were also identified. Additionally, a number of properties were identified as long-time neighborhood businesses.

Institutional Properties

The survey identified several intact school buildings that pre-date the 1933 Long Beach Earthquake, including elementary, middle, and high schools. Multiple examples of religious properties were also identified – including churches, synagogues, temples, and other affiliated properties – some of which were also evaluated for their architectural significance. Two significant hospital facilities were identified, one of which continues in its original use today. The Survey Area is home to several significant performing and visual arts venues. Isolated examples of municipal service and public utility buildings were identified, including a Department of Water and Power electrical substation, a water pumping plant, two postwar fire stations, and a telephone building. Several World War II-era air raid sirens were also identified.

Architectural Properties

A large number of single-family residences were identified for their architectural merit, most often as part of larger districts. Many of these properties date from the 1910s through the 1930s, and display the prevalent styles from the period, including Craftsman, American Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, and French Norman. Less common styles included Prairie, Renaissance Revival, Dutch Colonial Revival, Chateausque, Exotic Revivals (Moorish, Egyptian, Oriental, etc.), and Storybook. Examples of various Modern styles were also identified, including Early Modern, Art Deco, Streamline Moderne, Mid-Century Modern, New Formalism, and Brutalism. Examples were typically evaluated as individual resources and often represent the work of an important architect.

Entertainment-Related Properties

As anticipated, the survey identified a substantial number of properties in the Hollywood Survey Area associated with the entertainment industry. Examples included a major motion picture studio (Paramount Pictures/RKO), a small number of pre-Major Studio Era properties, and several independent/rental studios. Properties significant for their association with radio, television and music industries were also identified, as well as several entertainment-related professional and trade organization headquarters. In addition, the survey identified a unique grouping of commercial and industrial properties which house a variety of support services for the entertainment industry including prop houses, costume houses, film laboratories and processing plants, and camera and lighting equipment vendors. Several residential neighborhoods were identified as districts for their association with the entertainment industry; these were developments that were designed and promoted for their proximity to the film

studios in central Hollywood. Finally, as noted above, a number of single-family houses were identified for their association with important persons in the entertainment industry.

Cultural Landscape Properties

The survey identified two cemeteries as significant designed landscapes – Forest Lawn Memorial Park Hollywood Hills and Mt. Sinai Memorial Park.

Other Properties

The survey identified a number of unique or unusual property types associated with residential hillside development. Examples include public infrastructure such as public stairways, retaining walls, pedestrian tunnels, and bridges, and design features such as entry gates, planters, fountains, and signs.

Summary of Contexts and Themes

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Hollywood Survey Area. The following is a representative sampling of some of the more common Context/Theme combinations used in the survey, as well as some examples that are specific to Hollywood. Each Context/Theme is illustrated with specific examples from the Survey Area.

For a complete list of individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix A.

For a complete list of non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix B.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix C. This appendix also includes Planning Districts, which do not meet eligibility standards and criteria for listing but may warrant special consideration for local planning purposes.

Context: Pre-Consolidation Communities of Los Angeles, 1862-1932

Theme: Hollywood, 1887-1910

Sub-Theme: Important Events in Hollywood History, 1887-1910

This Context/Theme was used to evaluate properties representing development from Hollywood's pre-consolidation period. This includes properties that are located within the consolidation boundaries and pre-date the area's consolidation to Los Angeles in 1910. Identified examples are exclusively single-family residences, and tend to be isolated amid later development.



Address: 2471 N. Beachwood Drive
Date: 1905



Address: 2121 N. Canyon Drive
Date: 1909



Address: 6106 W. Winans Drive
Name: Claussen Farmhouse
Date: circa 1880



Address: 2101 N. Canyon Drive
Date: 1910

Context: Residential Development & Suburbanization, 1850-1980

Theme: Early Residential Development, 1880-1930

Sub-Theme: Early Single-Family Residential Development, 1880-1930

Residential properties that substantially pre-date the neighborhood in which they are located, but are not pre-annexation properties, were evaluated under this Context/Theme. Such properties may be one of the first residences in the area, or a rare remaining example of the area's earliest development. In Hollywood, such properties were rare examples of late-19th century single-family houses.



Address: 1257 N. Harvard Boulevard
Date: circa 1900



Address: 1271 N. Virgil Avenue
Date: circa 1900

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: The Bungalow Court, 1910-1939

Bungalow Courts were evaluated under this Context/Theme. As noted above, bungalow courts have particular significance in Hollywood as large colonies of courts were built within blocks of the studios, in order to accommodate people working in the burgeoning entertainment industry. These were developed primarily in the 1920s, and reflect the prevalent architectural styles of the period, including Craftsman, American Colonial Revival, and Spanish Colonial Revival. Today, bungalow courts exist throughout the flatlands, usually as isolated examples in single-family or multi-family residential neighborhoods. These properties were also evaluated under Entertainment Industry Context for their association with the motion picture industry.



Address: 807 N. Martel Avenue

Date: 1926



Address: 5724 W. Waring Avenue

Date: 1936



Address: 2900-2912 ½ Griffith Park Boulevard

Date: 1932



Address: 1168 N. Mariposa Avenue

Date: 1919

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Apartment Houses, 1910-1980

Significant examples of apartment houses were evaluated under this Context/Theme. Apartment houses were typically located along primary thoroughfares, particularly those that had a streetcar line. The apartment house is distinguished from contemporaneous courtyard apartments by its symmetrical façade and orientation toward the street. Some examples were also evaluated for their architectural merit.



Address: 2041 N. Vermont Avenue
Name: Layden Hall/Horton Hall
Date: 1928



Address: 5757 W. Franklin Avenue
Name: Iris of Hollywood
Date: 1927



Address: 4816 W. Fountain Avenue
Date: 1927



Address: 2203 N. Beachwood Drive
Date: 1937

Context: Residential Development & Suburbanization, 1850-1980

Theme: Streetcar Suburbanization, 1888-1933

Sub-Theme: Suburban Planning & Development, 1888-1933

Intact groupings of streetcar-related residential properties were identified as districts and evaluated under this Context/Theme. Such groupings were developed when the streetcar was the dominant form of local transportation, and were located within easy walking distance on or of more streetcar lines. In Hollywood, examples include the Hollywoodland Historic District, Orange Grove/Selma Residential Historic District, and the Oxford/Serrano/Hobart Residential Historic District.



Description: Beachwood Drive
District: Hollywoodland Historic District
Period of Significance: 1923-1939



Address: 2731 N. Beachwood Drive
District: Hollywoodland Historic District
Date: 1926



Address: 2815 N. Beachwood Drive
District: Hollywoodland Historic District
Date: 1924



Address: 2761 N. Beachwood Drive
District: Hollywoodland Historic District
Date: 1927

Context: Residential Development & Suburbanization, 1850-1980

Theme: Streetcar Suburbanization, 1888-1933

Sub-Theme: Suburban Planning & Development, 1888-1933

In addition to evaluating intact groupings of streetcar-related residential properties, as noted above, this Context/Theme was used to evaluate significant examples of infrastructure and other designed features – including public stairways, retaining walls, entrance gates and pillars, planters, fountains and signage – associated with residential development. Examples were located throughout the Hollywood Hills, including Laurel Canyon, the Cahuenga Pass, and Los Feliz.



Location: Lyric Avenue/Claremont Avenue
Name: Radio Walk Public Stairway
Date: circa 1925



Location: Franklin Avenue/Prospect Avenue
Name: Prospect Walk Public Stairway
Date: circa 1925



Location: High Tower Drive
Name: High Tower Elevator
Date: 1923



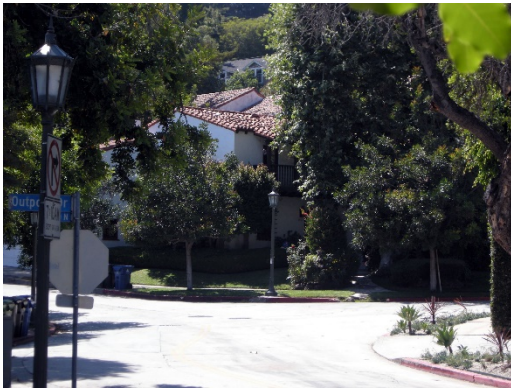
Location: Canyon Drive
Name: Artemesia Estate Entry Marker
Date: 1913

Context: Residential Development & Suburbanization, 1850-1980

Theme: Automobile Suburbanization, 1908-1937

Sub-Theme: Suburban Planning & Development, 1908-1937

Intact groupings of automobile-related residential properties were identified as districts and evaluated under this Context/Theme. Such groupings are often contemporaneous with streetcar suburbs, but were developed in areas not easily accessible by streetcar. In Hollywood, examples include the Los Feliz Square Single-Family Residential Historic District, and the Lower Outpost Estates Residential Historic District.



Description: Outpost Drive

District: Lower Outpost Estates Residential Historic District

Period of Significance: 1925-1930



Address: 1830 N. Outpost Drive

District: Lower Outpost Estates Residential Historic District

Date: 1928



Address: 1850 N. Outpost Drive

District: Lower Outpost Estates Residential Historic District

Date: 1929



Address: 1913 N. El Cerrito Place

District: Lower Outpost Estates Residential Historic District

Date: 1927

Context: Residential Development & Suburbanization, 1850-1980

Theme: Post-World War II Suburbanization, 1938-1975

Sub-Theme: Suburban Planning & Development, 1938-1975

Intact groupings of post-World War II residential properties were identified as districts and evaluated under this Context/Theme. Such groupings are primarily postwar examples of automobile suburbs, developed as Los Angeles experienced its first period of major freeway construction. One example was identified in Hollywood – the Upper Nichols Canyon Modern Residential Historic District.



Description: Nichols Canyon Road
District: Upper Nichols Canyon Modern Residential Historic District
Period of Significance: 1957-1964



Address: 3031 N. Nichols Canyon Road
District: Upper Nichols Canyon Modern Residential Historic District
Date: 1960



Address: 2937 N. Nichols Canyon Road
District: Upper Nichols Canyon Modern Residential Historic District
Date: 1958



Address: 2925 N. Nichols Canyon Road
District: Upper Nichols Canyon Modern Residential Historic District
Date: 1958

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Multi-Family Residential District, 1910-1980

Intact groupings of multi-family residential properties were identified as districts and evaluated under this Context/Theme. Such groupings may include a variety of multi-family housing types (duplexes, triplexes, courtyard apartments, apartment houses, apartment towers). Some collections display a single architectural style, while others represent a range of popular styles from the period. In Hollywood, examples include the Los Feliz Square Multi-Family Residential Historic District, Los Feliz Boulevard Multi-Family Residential Historic District, Lyman Place Multi-Family Residential Historic District, and the Hayworth Dingbat Apartment Historic District.



Description: Alexandria Avenue
District: Los Feliz Square Multi-Family Residential Historic District
Period of Significance: 1922-1951



Address: 1939 N. Kenmore Avenue
District: Los Feliz Square Multi-Family Residential Historic District
Date: 1927



Description: Hayworth Avenue
District: Hayworth Dingbat Apartment Historic District
Period of Significance: 1956-1965



Address: 658 N. Hayworth Avenue
District: Hayworth Dingbat Apartment Historic District
Date: 1960



Description: Lyman Place
District: Lyman Place Multi-Family
 Residential Historic District
Period of Significance: 1924-1941



Address: 1650-1670 N. Lyman Place
District: Lyman Place Multi-Family
 Residential Historic District
Date: 1941

Context: Commercial Development, 1850-1980

Theme: Streetcar Commercial Development, 1873-1934

This Context/Theme was used to evaluate significant examples of streetcar-related commercial development. Such properties were developed when the streetcar was the dominant form of local transportation, and were typically located on thoroughfares with streetcar lines, including Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard, Vermont Avenue, Western Avenue, and Highland Avenue. Streetcar-related commercial properties are distinguished from other types of commercial development by their distinguished by a zero front setback and lack of parking.



Address: 5622 W. Santa Monica Boulevard
Date: 1924



Address: 1980 N. Hillhurst Avenue
Date: 1924



Address: 2126 N. Hillhurst Avenue
Date: 1924



Address: 4949 W. Hollywood Boulevard
Date: 1930

Context: Commercial Development, 1850-1980

Theme: Commercial Development and the Automobile, 1910-1980

Sub-Theme: The Car and Car Services, 1910-1960

The Context/Theme was used to evaluate two rare remaining examples of early automobile showrooms/repair shops, dating from the mid- to late-1920s. Early auto showrooms are distinguished by their over-scaled display windows.



Address: 5168 W. Fountain Avenue

Date: 1928



Address: 1925 N. Wilcox Avenue

Date: 1925

Context: Commercial Development, 1850-1980

Theme: Neighborhood Theaters, Pre-World War II, 1915-1942

The Context/Theme was used to evaluate significant examples of neighborhood theater buildings. These include both live performance/vaudeville theaters as well as motion picture theaters. Theaters evaluated under this Context/Theme are those that were designed to serve the surrounding neighborhood, as distinguished from the more elaborate movie palace that served as a showcase for the motion picture industry. Some examples were also evaluated for their architectural merit.



Address: 4473 W. Sunset Boulevard
Name: Vista Theater
Date: 1923



Address: 1820 N. Vermont Avenue
Name: Los Feliz Theater
Date: 1934

Context: Commercial Development, 1850-1980

Theme: Banks and Financial Institutions, 1870-1980

The Context/Theme was used to evaluate significant examples of commercial banks. Identified examples include two mid-century bank buildings located on Sunset Boulevard, both of which were also evaluated for their architectural merit.



Address: 8150 Sunset Boulevard
Name: Lytton Savings (now Chase Bank)
Date: 1960



Address: 1508 N. Hayworth Avenue
Name: Wells Fargo Bank
Date: 1966

Context: Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

Sub-Theme: Rooftop Signs, 1906-1980

Sub-Theme: Pylons, Poles, Stantions, and Billboards, 1920-1980

Significant examples of rooftop commercial and residential signs were evaluated under this Context/Theme. Identified examples signs for retail establishments (either for long-time businesses, or as remnants of a now-defunct business), as well as signs for motels and apartment buildings. Many of these signs were constructed when the use of neon was prevalent.



Address: 1716 N. Vermont Avenue
Name: Sarno's Sign
Date: 1955



Address: 1919 N. Argyle Avenue
Name: Castle Argyle Sign
Date: 1928



Address: 1014 Western Avenue
Name: Schwinn Sign
Date: c. 1955



Address: 7212 Sunset Boulevard
Name: Saharan Motor Hotel Sign
Date: 1946

Context: Commercial Development, 1850-1980

Theme: Commercial Identity, 1850-1980

This Context/Theme was used to evaluate several properties associated with long-standing local businesses. Tiki-Ti was Hollywood's first tiki bar when it opened its doors on April 28, 1961. Established by owner Ray Buhan, today it is operated by Ray's son and grandson. Pink's Hot Dogs has been an iconic Los Angeles eatery for over 70 years. Paul and Betty Pink began selling hot dogs from a cart on this site in 1939; they have occupied the current building since 1949. The Original House of Pies was a regional restaurant chain established in the mid-1960s by Al Lapin, Jr., who was also responsible for creating the International House of Pancakes restaurants, Copper Penny coffee shops, and Orange Julius beverage stands. When the Hollywood Boulevard location closed in 1980, this location in Los Feliz became the last remaining House of Pies in California. The Dresden Restaurant has been a Los Feliz landmark since 1954.



Address: 4427 Sunset Boulevard

Name: Tiki-Ti

Date: 1961



Address: 717 La Brea Avenue

Name: Pink's Hot Dogs

Date: 1949



Address: 1869 N. Vermont Avenue

Name: House of Pies

Date: 1970



Address: 1760 Vermont Avenue

Name: Dresden Restaurant

Date: 1954

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Public Schools & the LAUSD, 1876-1980

Sub-Theme: Pre-1933 Long Beach Earthquake, 1920-1933

Public schools dating from before the 1933 Long Beach Earthquake were evaluated under this Context/Theme. The Long Beach Earthquake destroyed or damaged beyond repair some forty LAUSD schools; therefore, remaining schools from this period are relatively rare. In Hollywood, examples were primarily elementary schools, although some middle and high schools were also identified. Some examples were also evaluated for their architectural merit.



Address: 1133 N. Mariposa Avenue
Name: Ramona Elementary School
Date: 1930



Address: 1750 N. New Hampshire Avenue
Name: Los Feliz Elementary School
Date: 1926



Address: 4356 W. Franklin Avenue
Name: Franklin Avenue Elementary School
Date: 1926



Address: 3939 W. Tracy Street
Name: John Marshall High School
Date: 1931

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Religion & Spirituality, 1850-1980

Theme: Religion & Spirituality and Ethnic Cultural Associations, 1850-1980

Significant examples of religious properties were evaluated under this Context/Theme. Examples are located throughout Hollywood, often in residential neighborhoods, and include churches, synagogues, and temples. Some examples were also evaluated for their architectural merit.



Address: 1946 N. Vedanta Place
Name: Temple of the Vedanta Society
Date: 1923



Location: 2130 N. Vista del Mar Avenue
Name: Grand Temple of the Rosy Cross
Date: 1914

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Public & Private Health & Medicine, 1850-1980

Theme: Medical Building Types, 1850-1980

This Context/Theme was used to evaluate two significant examples of 1920s hospitals in Hollywood. Hollywood Presbyterian Medical Center on Vermont Avenue was originally established in 1924 as Hollywood Hospital. The main building was also evaluated as an excellent example of Renaissance Revival architecture by the firm Orr, Meyer & Holler. Cedars of Lebanon was established in 1929 as a private Jewish hospital. Over time, the facility expanded into a large, multi-building medical facility. In 1976, the entire complex was purchased by the Church of Scientology. The original hospital building was also evaluated for its architectural merit as the work of Claud Beelman.



Address: 1300 N. Vermont Avenue
Name: Hollywood Presbyterian Hospital
Date: 1924



Address: 4810 W. Sunset Boulevard
Name: Cedars of Lebanon Hospital
Date: 1929

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure & Services, 1850-1980

Theme: Municipal Fire Stations, 1900-1980

Sub-Theme: Post-WWII Fire Stations, 1947-1960

Fire stations from the post-World War II period were evaluated under this Context/Theme for their association with Los Angeles' postwar growth and expansion. Two examples were identified in Hollywood, both of which display the smooth surfaces and boxy volumes of the Mid-Century Modern style.



Address: 1601 N. Hillhurst Avenue

Name: Fire Station No. 35

Date: 1945



Address: 1800 N. Bronson Avenue

Name: Fire Station No. 82

Date: 1951

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure & Services, 1850-1980

Theme: Municipal Water & Power, 1916-1980

Sub-Theme: Distributing & Receiving Stations, 1916-1980

Sub-Theme: Reservoirs, Dams, and Water Supply Infrastructure, 1916-1980

These Context/Themes were used to evaluate several examples of early-20th century water and power infrastructure, for their association with the expansion of municipal services throughout Los Angeles in 1920s and 1930s. Identified examples include a Municipal Power and Light (now Department of Water and Power) electrical substation from about 1930, as well as a 1922 water pumping plant.



Address: 1007 N. Vine Street

Name: Department of Water and Power
Station No. 6

Date: 1930



Address: 3022 W. Riverside Drive

Name: Water Pump Plant

Date: 1922

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Military Institutions & Activities, 1850-1980

Theme: Air Raid Sirens & Civil Defense, 1939-1960

Air raid sirens were evaluated under this Context/Theme for their association with World War II and Cold War military infrastructure in Los Angeles. Examples are located throughout Hollywood, in both residential and commercial areas, primarily in the flatlands.



Location: I-5 on-ramp at Los Feliz Boulevard
Date: circa 1940



Location: Normandie Avenue, near Santa Monica Boulevard
Date: circa 1940

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Cultural Development & Institutions, 1850-1980

Theme: Literature, 1850-1980

Sub-Theme: Writers & Residency in L.A., 1850-1980

Residences associated with important literary figures were evaluated under this Context/Theme. In Hollywood, examples include the long-time homes of James M. Cain, Upton Sinclair, and Will and Ariel Durant.



Address: 2966 N. Belden Drive
Name: James M. Cain Residence
Date: 1924



Address: 5608 W. Briarcliff Road
Name: Will & Ariel Durant Residence
Date: 1925

Context: Architecture & Engineering, 1850-1980

Theme: Arts & Crafts Movement, 1895-1930

Sub-Theme: Craftsman, 1905-1930

This Context/Theme was used to evaluate significant examples of Craftsman architecture. In Hollywood, the larger, more elaborate examples were identified as individual resources whereas more modest examples were typically identified as part of a district.



Address: 1931 N. Ivar Avenue
Date: 1914



Address: 2207 N. Fern Dell Place
Date: 1923



Address: 739 N. Mariposa Avenue
Date: 1913



Address: 1755 N. Wilton Place
Date: 1914

Context: Architecture & Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Arts & Crafts Neighborhoods, 1890-1930

Intact groupings of Craftsman residences were identified as districts and evaluated under this Context/Theme. While this pattern of development was very common in Hollywood, only one intact Craftsman district was identified – the Sierra Bonita/Hawthorn Craftsman Residential Historic District.



Description: Sierra Bonita Avenue
District: Sierra Bonita/Hawthorn Craftsman Residential Historic District
Period of Significance: 1910-1925



Address: 1521 N. Sierra Bonita Avenue
District: Sierra Bonita/Hawthorn Craftsman Residential Historic District
Date: 1914



Address: 1525 N. Sierra Bonita Avenue
District: Sierra Bonita/Hawthorn Craftsman Residential Historic District
Date: 1913



Address: 1544 N. Sierra Bonita Avenue
District: Sierra Bonita/Hawthorn Craftsman Residential Historic District
Date: 1918

Context: Architecture & Engineering, 1850-1980

Theme: American Colonial Revival, 1895-1960

Sub-Theme: American Colonial Revival (Early), 1895-1940

Significant examples of American Colonial Revival architecture were evaluated under this Context/Theme. Examples were primarily residential, particularly single-family residences and bungalow courts. In Hollywood, some single-family residences also represent the work of noted architects, including Paul Williams and Wallace Neff. American Colonial Revival residential architecture was often identified as part of a larger Period Revival district.



Address: 1615 N. Ogden Drive
District: Orange Grove/Selma Residential Historic District
Date: 1920



Address: 1530 N. Orange Grove Avenue
District: Orange Grove/Selma Residential Historic District
Date: 1920



Address: 1928 N. Mariposa Avenue
District: Los Feliz Square Multi-Family Residential Historic District
Date: 1922



Address: 1939 N. Hobart Boulevard
District: Oxford/Serrano/Hobart Residential Historic District
Date: 1923

Context: Architecture & Engineering, 1850-1980

Theme: Mediterranean & Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

This Context/Theme was used to evaluate significant examples of Spanish Colonial Revival architecture. Examples were primarily residential – including single-family houses, courtyard apartments, and bungalow courts – although commercial and institutional properties were evaluated as well. While modest residential examples of the style occur throughout the flatlands, residential neighborhoods in Los Feliz and the Hollywood Hills featured more elaborate residences, some of which are the work of important architects, including Paul Williams, Wallace Neff, Bernard Maybeck, and Morgan, Walls & Clements. Spanish Colonial Revival residential architecture was often identified as part of a larger district.



Address: 4821 W. Los Feliz Boulevard
District: Los Feliz Heights Residential Historic District
Date: 1929



Address: 4615 W. Los Feliz Boulevard
District: Los Feliz Boulevard Multi-Family Residential Historic District
Date: 1932



Address: 3919 W. Melrose Avenue
Date: 1932



Address: 2706 N. Beachwood Drive
District: Hollywoodland Historic District
Date: 1927

Context: Architecture & Engineering, 1850-1980

Theme: Mediterranean & Indigenous Revival Architecture, 1887-1952

Sub-Theme: Mediterranean Revival, 1887-1942

Significant examples of Mediterranean Revival architecture were evaluated under this Context/Theme. Examples were primarily single-family residences. In Hollywood, some single-family residences also represent the work of important architects, such as Paul Williams. Mediterranean Revival residential architecture was often identified as part of a larger Period Revival district.



Address: 4941 W. Ambrose Avenue
District: Los Feliz Square Single-Family Residential Historic District
Date: 1924



Address: 2231 N. Nottingham Drive
District: Los Feliz Heights Residential Historic District
Date: 1927



Address: 1607 N. Orange Grove Avenue
District: Orange Grove/Selma Residential Historic District
Date: 1921



Address: 2400 N. Nottingham Avenue
District: Los Feliz Heights Residential Historic District
Date: 1925

Context: Architecture & Engineering, 1850-1980

Theme: Arts & Crafts Movement, 1895-1930

Sub-Theme: Tudor Revival, 1895-1929

This Context/Theme was used to evaluate significant examples of Tudor Revival architecture. Examples were primarily single-family residences, although some Tudor Revival bungalow courts were also identified. Some residences also represent the work of noted architects, including S. Charles Lee, Kemper Nomland, Sr., Paul Williams, and Gilbert Stanley Underwood. In Hollywood, more elaborate examples were identified as individual resources; however, Tudor Revival residential architecture was often identified as part of a larger Period Revival district.



Address: 5057 W. Los Feliz Boulevard
District: Los Feliz Heights Residential Historic District
Date: 1927



Address: 2311 N. Nottingham Avenue
District: Los Feliz Heights Residential Historic District
Date: 1924



Address: 4963 W. Ambrose Avenue
District: Los Feliz Square Single-Family Residential Historic District
Date: 1924



Address: 3174 N. Lake Hollywood Drive
Date: 1929

Context: Architecture & Engineering, 1850-1980

Theme: Period Revival, 1919-1940

Sub-Theme: French Norman, 1919-1940

Significant examples of French Norman architecture were evaluated under this Context/Theme. Examples were primarily residential – including single-family houses and courtyard apartments. In Hollywood, more elaborate examples were identified as individual resources; however, French Norman residential architecture was often identified as part of a larger Period Revival district.



Address: 3035 N. Ledgewood Drive
Date: 1926



Address: 8016 W. Selma Avenue
Date: 1937



Address: 2103 N. Beachwood Drive
Date: 1937



Address: 3072 N. Belden Drive
Date: 1924

Context: Architecture & Engineering, 1850-1980

Theme: Period Revival, 1919-1940

Sub-Theme: Storybook, 1919-1949

This Context/Theme was used to evaluate significant examples of Storybook-style architecture. Examples were primarily single-family residences, but also included an apartment building and a bungalow court.



Address: 2574 N. Glendower Avenue

Date: 1924



Address: 3036 N. Beachwood Drive

Date: 1931



Address: 1566 N. Crescent Heights Boulevard

Date: 1928



Address: 1330 N. Formosa Avenue

Date: 1923

Context: Architecture & Engineering, 1850-1980

Theme: Exotic Revivals, 1900-1980

Sub-Theme: Moorish, 1906-19490

This Context/Theme was used to evaluate significant examples of Moorish Revival architecture. Examples were primarily residential, including single-family residences and apartment buildings, as well as some institutional examples. In particular, a population of Moorish Revival residential buildings in lower Beachwood Canyon is associated with an early-20th century Theosophical society called the Krotona Colony.



Address: 6205 W. Temple Hill Drive
Name: Ternary Building, Krotona
Date: 1914



Address: 801 N. Sweetzer Avenue
Date: 1926



Address: 6107 Temple Hill Drive
Date: 1924



Address: 2765 Belden Drive
Date: 1924

Context: Architecture & Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Period Revival Neighborhoods, 1918-1942

Intact groupings of Period Revival residences were identified as districts and evaluated under the above Context/Theme. Typically groupings display a range of styles, including American Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, and French Norman. Intact groupings of Period Revival architecture were identified both in the hillsides and the flatlands. Examples include the Hollywoodland Historic District, Los Feliz Heights Residential Historic District, Lower Outpost Estates Residential Historic District, Orange Grove/Selma Residential Historic District, Oxford/Serrano/Hobart Residential Historic District, Rowena/Lowry Residential Historic District, Sunset Plaza Drive Period Revival Residential Historic District, and the Upper Oaks Period Revival Residential Historic District.



Description: Orange Grove Avenue
District: Orange Grove/Selma Residential Historic District
Period of Significance: 1919-1929



Address: 1542 N. Orange Grove Avenue
District: Orange Grove/Selma Residential Historic District
Date: 1919



Address: 1620 N. Ogden Drive
District: Orange Grove/Selma Residential Historic District
Date: 1921



Address: 1548 N. Orange Grove Avenue
District: Orange Grove/Selma Residential Historic District
Date: 1920

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Pre-War Modernism, 1919-1945

Sub-Theme: Early Modernism, 1919-1945

This Context/Theme was used to evaluate significant examples of Early Modern architecture. Examples were primarily single-family residences located in hillside residential neighborhoods. Many represented the work of important architects, including Richard Neutra, R. M. Schindler, Lloyd Wright, Raphael Soriano and John Lautner.



Address: 7960 W. Fareholm Drive
Name: Josef Kun House No. 1
Architect: Richard Neutra with Gregory Ain
Date: 1935



Address: 3202 N. Lowry Road
Name: Harry and Alice Carr Residence
Architect: Lloyd Wright
Date: 1925



Address: 2122 N. Gower Street
Name: Rajagopol Triplex
Architect: Richard Neutra
Date: 1934



Address: 3156 N. Lake Hollywood Drive
Name: James Ward/Harry Berger House
Architect: Richard Neutra
Date: 1939

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Art Deco, 1926-1939

Significant examples of Art Deco architecture were evaluated under this Context/Theme. Examples were primarily commercial, although some multi-family residences were also identified. In Hollywood, examples of Art Deco architecture were typically identified as individual resources.



Address: 6311 W. Romaine Street
Name: Television Center/Technicolor
Date: 1930



Address: 6424 W. Santa Monica Boulevard
Name: Harris & Ruble
Date: 1937

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Streamline Moderne, 1934-1945

This Context/Theme was used to evaluate significant examples of Streamline Moderne architecture. Examples were primarily residential – including single-family houses and apartment buildings – although some commercial examples were also identified. Some residences also represent the work of important architects, including William Kesling, Milton J. Black and Carl Kay. In Hollywood, examples of Streamline Moderne architecture were typically identified as individual resources.



Address: 4241 W. Newdale Drive
Name: Victor M. Carter House
Architect: Milton J. Black
Date: 1935



Address: 756 N. Harper Avenue
Architect: William Kesling
Date: 1936



Address: 839 N. Alexandria Avenue
Date: 1938



Address: 2005 N. Outpost Drive
Date: 1940

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Mid-Century Modernism, 1945-1970

This Context/Theme was used to evaluate significant examples of Mid-Century Modern architecture. Examples were primarily single-family residences, often located in hillside neighborhoods where they take advantage of sweeping canyon and city views. Many represented the work of important architects, including Richard Neutra, R. M. Schindler, Lloyd Wright, John Lautner, Walter Gropius, Buff & Hensman, Gregory Ain, Raphael Soriano, Thornton Ladd, J.R. Davidson, and Kemper Nomland, Jr. In Hollywood, examples of Mid-Century Modern residential architecture were typically identified as individual resources.



Address: 7947 W. Fareholm Drive
Name: Josef Kun House No. 2
Architect: Richard Neutra
Date: 1950



Address: 7017 W. Senalda Road
Name: Johnson House
Architect: Lloyd Wright
Date: 1967



Address: 3319 Tareco Drive
Name: Jason Hailey House
Architect: John Blanton for Richard Neutra
Date: 1959



Address: 3378 Ledgewood Drive
Date: 1955

Context: Entertainment Industry, 1908-1980

Theme: Industrial Properties Assoc. with the Entertainment Industry, 1908-1980

Sub-Theme: Motion Picture Industry – Major Studio Era, 1919-1949

This Context/Theme was used to evaluate major film studios. Dubbed “The Big Eight,” these studios were the primary players during the major studio era, owning all aspects of film making, including talent contracts, production, distribution, and theater. Just one of these studios remains in Hollywood today – Paramount Pictures/RKO.



Address: 5555 W. Melrose Avenue

Name: Paramount Pictures/RKO

Date: 1926

Context: Entertainment Industry, 1908-1980

Theme: Industrial Properties Assoc. with the Entertainment Industry, 1908-1980

Sub-Theme: Motion Picture Industry – Independent Studios & Rental Plants, 1919-1980

This Context/Theme was used to evaluate the independent film studios. While these studios were concurrent with “The Big Eight,” they had a different organizational structure and were lesser players during the major studio era. Examples in Hollywood included Hollywood Center Studios, Prospect Studios, and RED Studios.



Address: 4151 Prospect Avenue
Name: Prospect Studios
Date: 1915



Address: 846 N. Cahuenga Boulevard
Name: RED Studios/Ren-Mar Studios
Date: 1915

Context: Entertainment Industry, 1908-1980

Theme: Industrial Properties Assoc. with the Entertainment Industry, 1908-1980

Sub-Theme: Motion Picture Industry – Support Services, 1908-1980

This Context/Theme was used to evaluate the Entertainment Industry Support Services Planning District, a unique grouping of commercial and industrial properties which house a variety of support services for the film and television industries. Located in the heart of Hollywood, this grouping includes prop houses, costume houses, film laboratories and processing plants, and camera and lighting equipment vendors, as well as various film, television, and radio broadcasting facilities. It contains some of the earliest and longest continuously operational support services in Hollywood. Taken together it represents the most significant collection of entertainment industry-related support services buildings in Los Angeles.⁹



Address: 1023 N. Highland Avenue
Name: Anawalt Lumber
Date: 1925



Address: 1025 N. Highland Avenue
Name: Toberman Storage Co.
Date: 1925



Address: 7000 W. Romaine Street
Name: Film storage
Date: 1930



Address: 900 N. Highland Avenue
Name: Hollywood Laundry Co.
Date: 1927

⁹ This grouping does not possess sufficient integrity or cohesion to qualify as a historic district. However, due to its exceptional significance it was identified as a planning district. A number of properties within the planning district were also evaluated as individual resources.

Context: Entertainment Industry, 1908-1980

Theme: Residential Properties Assoc. with the Entertainment Industry, 1908-1980

Sub-Theme: Residential Properties Assoc. with Significant Persons in the Entertainment Industry, 1908-1980

Residences of important persons in the entertainment industry were evaluated under this Context/Theme. Examples include the long-time residences of Groucho Marx, Ozzie and Harriet Nelson, Cecil B. DeMille, Cary Grant, Bela Lugosi, Gloria Swanson, Busby Berkeley, Walt Disney, Norma Talmadge, Howard Hughes, Barbara Stanwyck, and Humphrey Bogart. Some of these residences were also evaluated under themes within the Architecture context.



Address: 4320 W. Cedarhurst Circle
Name: Norma Talmadge/Howard Hughes Residence
Date: 1927



Address: 1277 N. Sunset Plaza Drive
Name: Groucho Marx Residence
Date: 1935

Context: Entertainment Industry, 1908-1980

Theme: Residential Properties Assoc. with the Entertainment Industry, 1908-1980

Sub-Theme: Entertainment Industry Housing & Neighborhoods, 1908-1949

This Context/Theme was used to evaluate residential developments that specifically catered to those working in the entertainment industry, such as directors, actors, composers, cinematographers, theater impresarios, etc. These developments were promoted for their prestige as well as their proximity to the film studios in central Hollywood. Examples include the Hollywoodland Historic District and the Los Feliz Heights Residential Historic District. This Context/Theme was also used for housing types that catered to entertainment workers, such as bungalow courts.



Address: 2401 N. Nottingham Avenue
District: Los Feliz Heights Residential Historic District
Date: 1930



Address: 4984 W. Cromwell Avenue
District: Los Feliz Heights Residential Historic District
Date: 1939



Address: 5005 W. Los Feliz Boulevard
District: Los Feliz Heights Residential Historic District
Date: 1927



Address: 5015 W. Los Feliz Boulevard
District: Los Feliz Heights Residential Historic District
Date: 1941

Context: Cultural Landscapes, 1875-1980

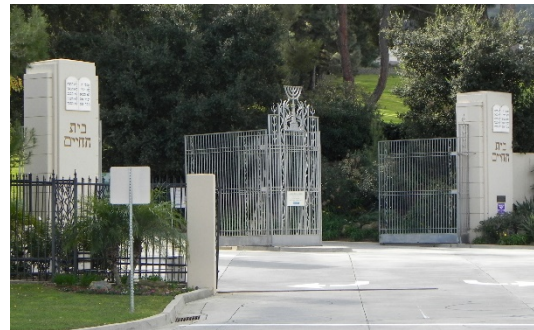
Sub-Context: Designed landscapes, 1875-1980

Theme: Burial & Memory, 1877-1980

Cemeteries were evaluated under this Context/Theme as significant designed landscapes. In Hollywood, examples include Forest Lawn Memorial Park, Hollywood Hills and Mt. Sinai Memorial Park. Forest Lawn Memorial Park, Hollywood Hills is part of the Southern California chain of cemeteries/mortuaries founded by Hubert Eaton. Established in 1948, the park features an American history theme. The adjacent Mt. Sinai Memorial Park, also established by Forest Lawn, opened in 1953, becoming an exclusively Jewish cemetery in 1959. In 1967, the memorial park was acquired by Sinai Temple, the city's oldest and largest Conservative synagogue.



Address: 6300 Forest Lawn Drive
Name: Forest Lawn Hollywood Hills
Date: 1948



Address: 5950 Forest Lawn Drive
Name: Mt. Sinai Memorial Park
Date: 1953

Context: Other Context, 1850-1980

Theme: Important Persons/Individuals, 1850-1980

The Other Context is used to capture property types for which a specific theme has not been developed. In Hollywood, this Context/Theme was used to evaluate residences associated with important people, other than those in the entertainment industry.

Examples include the long-time residences of Los Angeles Times publisher Harry Chandler; publisher Norman Chandler and his wife, arts patron Dorothy Buffum Chandler; Stafford W. Bixby of the prominent Southern California land owning family; Los Angeles Park Commissioner Van M. Griffith, son of park benefactor Griffith J. Griffith; and Los Angeles County Supervisor John Anson Ford.



Address: 2520 N. Nottingham Avenue
Name: Norman & Dorothy Buffum Chandler Residence
Date: 1927



Address: 1976 N. Normandie Avenue
Name: John Anson Ford Residence
Date: 1932

Context: Other Context, 1850-1980
Theme: Design/Construction, 1850-1980

The Other Context is used to capture property types for which a specific theme has not been developed. In Hollywood, this Context/Theme was used to evaluate several concrete bridges. Two of these bridges were constructed in 1940 as part of the Cahuenga Freeway, the first section of what would become the Hollywood Freeway (U.S. Route 101) connecting Hollywood with the San Fernando Valley through the Cahuenga Pass.



Location: 101 Freeway/Cahuenga Boulevard at Woodrow Wilson Drive/Mulholland Drive
Name: Cahuenga/101 Freeway Bridge (North)
Date: 1940



Location: 101 Freeway/Cahuenga Boulevard at Woodrow Wilson Drive/Mulholland Drive
Name: Cahuenga/101 Freeway Bridge (North)
Date: 1940



Location: 101 Freeway at Cahuenga Boulevard
Name: Cahuenga/101 Freeway Bridge (South)
Date: 1940



Location: 101 Freeway at Cahuenga Boulevard
Name: Cahuenga/101 Freeway Bridge (South)
Date: 1940

For Further Reading

The following is a list of general sources on the history and development of Hollywood. This list is not comprehensive but is being provided for informational purposes.

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