

### Districts

#### Name: Rampart Boulevard Residential Historic District



#### Description:

The Rampart Boulevard Residential Historic District is composed of a single residential block located in the Westlake neighborhood of Los Angeles. The district contains 14 residential parcels situated along both sides of the 200 block of North Rampart Boulevard, between Temple Street on the north and Council Street on the south.

The district occupies flat terrain with a rectilinear street pattern. Lots are rectangular and modestly-sized; all measure less than two-tenths of an acre. Development in the district is exclusively residential and contains primarily two-story single-family residences with detached garages. Original residences were constructed between 1907 and 1915; three additional residences were constructed in 1922. Homes constructed during the initial period of development were designed primarily in the Craftsman style, although the district also includes examples of the American Colonial Revival and American Foursquare styles. Character-defining features include wide gabled roofs with deep eaves and exposed brackets and rafter tails, wood clapboard or shingle cladding, full- or partial-width porches, and wooden casement windows with divided lights. The majority of the properties in the district exhibit some degree of alteration; common alterations include the replacement of windows, cladding, and doors. Several properties feature more recent construction, including a 29-unit apartment building constructed in 1931, as well as later additions to existing structures. District features include uniform setbacks, concrete curbs and sidewalks, period streetlights, and mature street trees.

Of the 14 properties, 9 are contributors to the district, or approximately 64 percent; 5 are non-contributors due to extensive alterations or construction outside the period of significance.

#### Significance:

The Rampart Boulevard Residential Historic District is significant as a cohesive collection of Arts & Crafts residential architecture in Westlake, and as an excellent example of early residential suburban development from the streetcar era. The district's period of significance is 1907 to 1922, during which time most of the residences were constructed.

The area comprising the district was subdivided in 1906 as a part of the Upper Rampart Heights tract, which comprised eight blocks bounded by Temple Street on the north, present-day Beverly Boulevard on the south, present-day North Park View on the east, and North Benton Streets on the west. Improvements had previously been made by the Wilshire brothers further south; their development of Westlake Park included the construction of Wilshire Boulevard and several accompanying north-south streets, including Rampart Boulevard as far north as 3rd Street. As the Westlake Park area grew in status and prestige, it spurred further development in the surrounding area.

Upper Rampart Heights was developed by a syndicate of title companies including the Title Guarantee & Trust Company, the German American Savings Bank, and the Huntington Land & Improvement Company. Although tract maps from the time of subdivision indicate that Rampart Boulevard was held as a right-of-way for the Los Angeles Railway Company, it appears that a streetcar line was never developed through the district. However, several key stops were located nearby on Temple Street to the north and at the intersection of Second Street and Rampart Boulevard to the south. Temple Street was serviced by the Temple Street line, and Rampart Boulevard was serviced by the Boyle Heights and West Seventh line (later known as the Heliotrope and Maple Avenue line).

Advertised as “the most reasonable good property in the city,” the Upper Rampart Heights tract was composed of modest rectangular lots, typically measuring 50 feet wide at the street, and between 125 and 150 feet deep, with prices starting around \$750. While lots were comparatively small in size, real estate agents were able to command a higher premium due to their desirable location. Properties in the tract were marketed as more prestigious “Higher Priced Lots” for “Mr. Investor, or you who want more pretentious homes in the beauty spots of Los Angeles.” The tract’s proximity to popular streetcar lines offering easy access to downtown Los Angeles was also an attractive feature to potential residents and was heavily promoted; newspaper ads for the tract touted the “two good car lines” which placed residents “15 minutes from [the] business center.”

Between 1907 and 1915, ten residences were constructed within the district, with costs ranging from \$3,000 to over \$6,000. Early homes were designed in the Craftsman style, the prevailing style of the period, and featured seven to ten rooms with accompanying detached garages. In 1922, three of the remaining four parcels were developed with single-family residences exhibiting a variety of styles, including Craftsman, American Colonial Revival, and American Foursquare. The growing diversity of the neighborhood’s aesthetic reflected the increasing popularity of Period Revival styles throughout the 1920s.

Today, the Rampart Boulevard Residential Historic District stands out from surrounding development as a uniquely cohesive collection of residences within a larger Arts and Crafts neighborhood in Westlake, and as an excellent example of residential suburban development from the streetcar era. Its continued residential use, intact architectural elements, and shared planning features contribute to the district’s distinctive feel and help to convey a strong sense of time and place.



**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Cohesive collection of Arts and Crafts residential architecture in Westlake. Due to alterations to individual residences, including replacement of wall cladding and windows, the district does not retain sufficient integrity to be eligible for listing in the National Register.

**Context 2:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent example of early residential suburban development from the streetcar era in Westlake. Due to alterations to individual residences, including replacement of wall cladding and windows, the district does not retain sufficient integrity to be eligible for listing in the National Register.

**Contributors/Non-Contributors:**



Address: 203 N RAMPART BLVD  
 Type: Non-Contributor  
 Year built: 1908  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Address: 210 N RAMPART BLVD  
 Type: Contributor  
 Year built: 1911  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Address: 211 N RAMPART BLVD  
 Type: Contributor  
 Year built: 1907  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Address: 214 N RAMPART BLVD  
 Type: Non-Contributor  
 Year built: 1915  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Address: 215 N RAMPART BLVD  
Type: Contributor  
Year built: 1913  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 220 N RAMPART BLVD  
Type: Contributor  
Year built: 1912  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 221 N RAMPART BLVD  
Type: Non-Contributor  
Year built: 1931  
Property type/sub type: Residential-Multi Family; Apartment House  
Architectural style: Art Deco



Address: 226 N RAMPART BLVD  
Type: Non-Contributor  
Year built: 1910  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 227 N RAMPART BLVD  
Type: Contributor  
Year built: 1909  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 232 N RAMPART BLVD  
Type: Non-Contributor  
Year built: 1912  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 233 N RAMPART BLVD  
Type: Contributor  
Year built: 1922  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Foursquare; Italianate



Address: 236 N RAMPART BLVD  
Type: Contributor  
Year built: 1922  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 237 N RAMPART BLVD  
Type: Contributor  
Year built: 1910  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Address: 243 N RAMPART BLVD  
Type: Contributor  
Year built: 1922  
Property type/sub type: Residential-Single Family; House  
Architectural style: American Colonial Revival

**Name: Belmont Avenue Oil Pumpjacks**



**Description:**

Property located at 112-122 Belmont Avenue; contains ten oil pumpjacks, three crude oil tanks, and associated equipment.

**Significance:**

Rare remaining cluster of oil pumpjacks in Westlake. This neighborhood, Temple-Beaudry, is part of the Los Angeles City Oil Field, considered to be the birthplace of Los Angeles' oil industry. In 1892, two miners, Edward Laurence Doheny and Charles A. Canfield, struck crude in this neighborhood, a strike that ushered in an oil rush that helped fuel the city's early growth. At its peak at the turn of the century, the Los Angeles City Oil Field had over 1,200 operating wells. Sanborn maps reveal that there were oil pumpjacks and tanks all along the hillsides in this neighborhood. Oil pumpjacks will be evaluated as a group pending further research and analysis.



**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	District
Criteria:	A/1/1
Status code:	QQQ
Reason:	Rare remaining cluster of oil pumpjacks in Westlake. Oil pumpjacks will be evaluated as a group pending further research and analysis.

**Name: Department of Water and Power, Boylston Facility**



**Description:**

Large superblock bounded by 1st Street, Beaudry Avenue, 2nd Street, and Bixel Street. The site was originally bisected by Boylston Street, which has now been vacated. Research indicates that the property contains various DWP building types constructed over time. Buildings include a Municipal Power & Light Office and Warehouse building (1911), DWP Distributing Station No. 11 (1927), a cable warehouse (1940), a truck shed (1940), a maintenance warehouse (1940), a parking garage (1940), Load Dispatchers Headquarters (1941), an underground equipment warehouse (circa 1955), a parking shelter (post-1955), an office building (post-1955), and several construction trailers. The property is surrounded by a perimeter wall.

**Significance:**

Department of Water and Power, Boylston Facility. Originally established as Los Angeles Municipal Power & Light circa 1910. The property has operated as the "nerve center" of Los Angeles' municipal electric system for over 100 years. The property is surrounded by a perimeter wall and has restricted access; therefore, contributors and non-contributors could not be identified from the public right-of-way. Based upon aerial and historic photographs, the existing buildings appear to be highly intact.



**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Department of Water and Power, Boylston Facility. The property is surrounded by a perimeter wall and has restricted access; therefore, contributors and non-contributors could not be identified from the public right-of-way.

**Name: 125-131 Douglas St Bungalow Court**



**Description:**

Four detached one-story residential bungalows, vernacular in style, in a common landscape. Garage building at rear.

**Significance:**

Excellent and rare example of a 1920s bungalow court in Westlake.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Westlake.

**Name: 348-358 1/2 Douglas St Bungalow Court**



**Description:**

American Colonial Revival style bungalow court, composed of seven detached one-story residential bungalows with a one-story duplex at the rear, oriented around a central landscaped courtyard.

**Significance:**

Excellent and rare example of a 1920s bungalow court in Westlake



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Westlake.

**Name: 1432-1438 Miramar Street Bungalow Court**



**Description:**

One-story bungalows arranged around a central landscaped courtyard; two story unit at the rear. Not fully visible from the public right-of-way.

**Significance:**

Appears to be a rare example of a bungalow court in Westlake. However the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	QQQ
Reason:	Appears to be a rare example of a bungalow court in Westlake. However, the property is not fully visible from the public right-of-way; therefore, the evaluation could not be completed.

**Name: 246-248 N. Alvarado Street Bungalow Court**



**Description:**

Bungalow court composed of four detached one-story residential buildings oriented around a central paved courtyard. Each building contains two units. The bungalows are vernacular in style, with brick cladding.

**Significance:**

Excellent and rare example of a 1920s bungalow court in Westlake; rare example with brick cladding.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920 bungalow court in Westlake; rare example with brick cladding.

**Name: 318-322 N. Belmont Avenue Bungalow Court**



**Description:**

Bungalow court composed of three, one-story Craftsman-style residences around a central walkway; a fourth bungalow has been demolished.

**Significance:**

Excellent and rare example of a 1910s bungalow court in Westlake.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1910s bungalow court in Westlake.

**Name: Occidental Studios**



**Description:**

Property located at 201 North Occidental Boulevard. Motion picture studio comprised of multiple structures on a 3 1/2 acre site. Originally composed of two sound stages and production offices; the studio retains a variety of building types associated with motion picture production.

**Significance:**

Early motion picture studio – among the oldest continuously operational motion picture studios in Los Angeles. Extremely rare extant example of an early motion picture studio established before the advent of the Major Studio Era. Originally established by actor Hobart Bosworth as Bosworth Studios in 1913; it was run by Frank Garbutt who quickly partnered with well-known theater impresario Oliver Morosco and by 1914 the studio was known as the Oliver Morosco Photoplay Company. There was cooperation between Garbutt and the Lasky Company, and in 1916 the property was purchased by Adolph Zukor and Jesse Lasky and re-named Famous Players-Lasky-Morosco. During this period, Cecil B. DeMille, D.W. Griffith, and Mary Pickford were all affiliated with the studio; Pickford got her start here and lived in a house on the property. In 1968, it was acquired by director Robert Aldrich and known as Aldrich Studios. The property was later known as Sutherland and Occidental Studios. Property is not accessible to the public; therefore, contributing and non-contributing features could not be determined.



**Context 1:**

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Industrial Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Origins of the Motion Picture Industry, 1908-1919
Property type:	Industrial
Property sub type:	Early Motion Picture Studio
Criteria:	A/1/1
Status code:	QQQ
Reason:	Excellent and rare example of an early motion picture studio facility pre-dating the "Major Studio Era"; originally established in 1913. Not accessible from the public right-of-way; therefore, the evaluation could not be completed.

**Name: 201-211 S Reno Street Bungalow Court**



**Description:**

Bungalow court composed of five detached buildings containing ten units; unique configuration accommodating the corner lot. Bungalows are designed in the Spanish Colonial Revival style.

**Significance:**

Excellent and rare example of a 1920s bungalow court in Westlake. Unique configuration on a corner lot.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Westlake.

**Name: 211-219 N Reno Street Courtyard Apartment**



**Description:**

Courtyard apartment composed of seven individual two-story buildings oriented around a central courtyard. The buildings are Spanish Colonial Revival in style with red clay tiles roofs, textured stucco, and double-hung wood windows.

**Significance:**

Excellent and rare example of a 1920s courtyard apartment in Westlake.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1920s-1930s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s courtyard apartment in Westlake.

**Name: 1612 Rockwood Street Bungalow Court**



**Description:**

Bungalow court, composed of three detached one-story residential buildings oriented around a central landscaped courtyard; designed in the Spanish Colonial Revival style.

**Significance:**

Excellent and rare example of a 1920s bungalow court in Westlake.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1920s bungalow court in Westlake.

**Name: 221-223 1/2 N Rosemont Ave Bungalow Court**



**Description:**

Four one-story detached Craftsman-style bungalows oriented around a central landscaped courtyard. Property is not fully visible from the public right-of-way.

**Significance:**

Excellent example of a 1920s bungalow court in Westlake.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s bungalow court in Westlake.

**Name: Union Oil Center**



**Description:**

Office complex located at 451 South Beaudry Avenue. The property occupies a five-acre site between 5th Street, Maryland Street, Bixel Street, and Beaudry Avenue. The office complex contains one million square feet of floor space, and is composed of three components: a front pavilion, a central tower, and a rear court. The front pavilion (Beaudry Building) is a free-standing two-story structure oriented onto Beaudry Avenue and connected to the tower by two pedestrian skyways spanning Boylston Street. Features include glass storefronts, terrazzo planters, and marble-clad piers. The central tower is a 13-story, steel-frame structure with a unique hexagonal plan. The front and rear facades display ribbons of metal-frame windows shaded by vertical aluminum fins and horizontal aluminum louvers; side elevation are clad in large glazed terra cotta tiles. A solid, tile-clad volume projects from the center of the tower's rear facade. To the rear of the tower is a large office court, composed of two rectangular wings facing onto a central landscaped courtyard. The northern wing (Maryland Building) is two stories; the southern wing (The 5th Street Building) is three stories. A flat tile-clad canopy supported on marble piers encloses the courtyard along Bixel Street. A three-level underground garage provides parking for 1500 cars.

**Significance:**

Excellent example of a high-rise commercial office tower in Los Angeles; corporate headquarters of Union Oil Company of California (Unocal). Also an excellent example of Corporate Modern commercial architecture by prominent Los Angeles architects Pereira & Luckman. Union Oil moved its headquarters to Los Angeles in 1901. The company expanded to national status in 1965 when Union Oil merged with the Pure Oil Company. This commercial office complex was constructed between 1955 and 1957 as the company's new headquarters. It was among the tallest high-rise office buildings to be built in downtown Los Angeles after World War II. It is now occupied by Los Angeles Center Studios.



**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Corporate International, 1946-1976
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Corporate International commercial architecture; work of prominent Los Angeles architects Pereira & Luckman.

**Context 2:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	The Rise of Corporations and Corporate Types, 1945 - 1980
Sub theme:	Corporate Office Buildings, 1945-1980
Property type:	Commercial - Office
Property sub type:	High Rise Office
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a high-rise commercial office tower in Los Angeles; corporate headquarters of Union Oil Company of California (Unocal).