

## Districts

## Name: Smithwood Edris Multi-Family Historic District

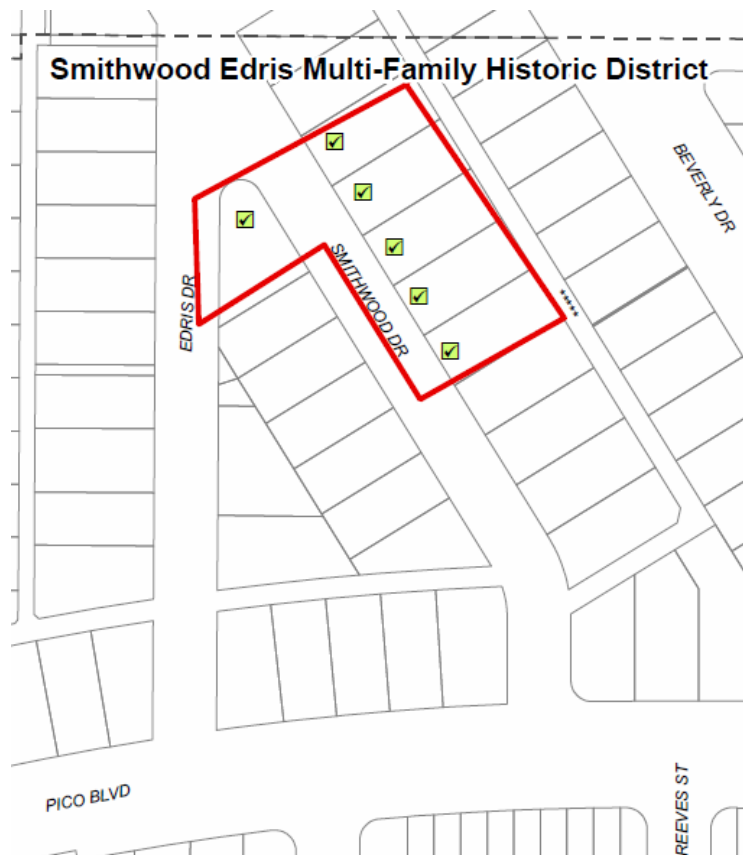


## Description:

Constructed between 1931 and 1935, the Smithwood Edris Multi-Family Historic District consists of six properties, all district contributors, located along Smithwood Drive at the intersection of Smithwood Drive and Edris Drive, directly north of Pico Boulevard and immediately south of the City of Beverly Hills border. The area topography is flat. The district occupies a residential area that has an unusual triangular street grid created by the intersection of Smithwood Drive with Edris Drive, north of Pico Boulevard. The six properties are designed in lavish interpretations of the Spanish Colonial Revival style. The properties are all multi-family residences, either duplexes or fourplexes, with well-manicured gardens. The period of significance is 1931 to 1935.

## Significance:

The Smithwood Edris Multi-Family Historic District is significant as an excellent example of Spanish Colonial Revival architecture in West Los Angeles. The most popular style of residential architecture during the 1920s in Los Angeles, the Spanish Colonial Revival was effectively utilized for the duplex and fourplex multi-family housing that characterized the period. This small grouping is equal in architectural quality to other groupings of such buildings in the South Carthay and Miracle Mile areas of Los Angeles. It showcases the wide range of detailing that made the Spanish Colonial Revival style so attractive, especially when juxtaposed with lush Mediterranean-influenced landscaping. Like other such groupings in the region, the Smithwood Edris Multi-Family Historic District apparently owes its architectural quality to the skill of its builders, rather than to known architects. At least one of the properties (1214 South Smithwood) is credited, according to its building permit, to a builder who was active in other areas of the city, Kenneth Albright.



## Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Residential
Property sub type:	Duplex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of Spanish Colonial Revival residential architecture in West Los Angeles. Represents the influence of the Spanish Colonial Revival style in residential architecture of West Los Angeles during this period.

## Contributors/Non-Contributors:



Address: 1214 S SMITHWOOD DR  
 Type: Contributor  
 Year built: 1931  
 Property type/sub type: Residential-Multi Family; Fourplex  
 Architectural style: Spanish Colonial Revival



Address: 1220 S SMITHWOOD DR  
 Type: Contributor  
 Year built: 1931  
 Property type/sub type: Residential-Multi Family; Fourplex  
 Architectural style: Spanish Colonial Revival



Address: 1221 S SMITHWOOD DR  
 Type: Contributor  
 Year built: 1931  
 Property type/sub type: Residential-Multi Family; Fourplex  
 Architectural style: Spanish Colonial Revival



Address: 1226 S SMITHWOOD DR  
 Type: Contributor  
 Year built: 1931  
 Property type/sub type: Residential-Multi Family; Fourplex  
 Architectural style: Spanish Colonial Revival



Address: 1234 S SMITHWOOD DR  
 Type: Contributor  
 Year built: 1933  
 Property type/sub type: Residential-Multi Family; Duplex  
 Architectural style: Spanish Colonial Revival



Address: 1236 S SMITHWOOD DR  
Type: Contributor  
Year built: 1933  
Property type/sub type: Residential-Multi Family; Duplex  
Architectural style: Spanish Colonial Revival

**Name: St. Timothy Catholic Church and School Historic District**



**Description:**

St. Timothy Roman Catholic Church and School is located on a prominent intersection at Pico Boulevard and South Beverly Glen Boulevard in West Los Angeles. Occupying the entire south half of one city block, the district encompasses 14 parcels and is bound by Almayo Avenue to the north, South Beverly Glen Boulevard to the east, Pico Boulevard to the south and Patricia Avenue to the west. Level in its topography, the setting of the immediate area is commercial. Rancho Park Golf Course is located across Pico Boulevard to the south. The four St. Timothy's buildings are contributing: the church, a rectory, a parish hall, and a one-building school. Each varies slightly in its stylistic influences. The church is well articulated example of Churrigueresque design. To the west, the rectory and parish hall are designed in the Spanish Colonial Revival style. Located at the corner of Pico Boulevard and Patricia Avenue, the school reflects the influence of the Mediterranean Revival style. An asphalt playground separates the school, located on the western end of the district, from the rest of the buildings. Mature vegetation adorns the district along Pico Boulevard.

**Significance:**

St. Timothy Catholic Church and School is an excellent example of Spanish Colonial Revival institutional architecture in West Los Angeles that reflects the institutional development of the area. The church was designed by architect Harold Gimeno and its contractor was Robert B. Hedberg. Completed by 1949, the four contributing properties reference design influences from varied areas of the Mediterranean region, which reflects the influence of the Mediterranean area in the architecture of West Los Angeles. The church has a clay tile gable roof and cast stone Churrigueresque ornamental panels with spiraled columns at the primary entrance and around its rose window facing Patricia Avenue. The rectory has modest Spanish Colonial Revival influences with its stucco cladding and clay tile gable roof. The Spanish Colonial Revival style parish hall is clad in stucco with a clay tile gable roof and an arcade along its east elevation. The stucco school has a clay tile cornice, a prominent arched entrance with a keystone, and two clay medallions lined with decorative tile that flank the primary entrance. St. Timothy's Church was established in 1943. The first masses were celebrated in an ice cream parlor on Pico Boulevard Church until a temporary church, the present day parish hall, was constructed. Services were held in the parish hall until the church was completed in 1949. The school, established in 1949, represents the educational development of the area, particularly the activities of the Sisters of Notre Dame who established two religious schools in West Los Angeles, St. Timothy's School and Notre Dame Academy, during the 1940s. Church members included artists from the nearby MGM and Fox film studios. Many of the items in the church were crafted by parishioners, including most of the metal work, the tabernacle, the pews, and many of the paintings.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Spanish Colonial Revival, 1915-1942
Property type:	Institutional - Religion/Spirituality
Property sub type:	Other
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of Spanish Colonial Revival institutional architecture in West Los Angeles. Work of master architect Harold Gimeno. Exhibits high quality of design. Represents the stylistic influence of the Mediterranean area in the architecture of West Los Angeles.

**Contributors/Non-Contributors:**

Address: 2381 S BEVERLY GLEN BLVD  
 Type: Contributor  
 Year built: 1949  
 Property type/sub type: Institutional-Religious/Spiritual; Church  
 Architectural style: Spanish Colonial Revival, Churrigueresque



Address: 2381 S BEVERLY GLEN BLVD  
 Type: Contributor  
 Year built: 1949  
 Property type/sub type: Institutional-Religious/Spiritual; Parsonage  
 Architectural style: Spanish Colonial Revival



Address: 10437 W PICO BLVD  
Type: Contributor  
Year built: 1949  
Property type/sub type: Institutional-Education; Elementary School  
Architectural style: Mediterranean Revival



Address: 10437 W PICO BLVD  
Type: Contributor  
Year built: 1949  
Property type/sub type: Institutional-Religious/Spiritual; Other  
Architectural style: Spanish Colonial Revival

#### Name: West Los Angeles Civic Center Historic District



#### Description:

Constructed between 1956 and 1965, the West Los Angeles Civic Center Historic District is generally bounded by Santa Monica Boulevard to the north, Corinth Avenue to the east, Iowa Avenue to the south and Butler Avenue to the west. Covering 31 parcels, the district is located in a commercial area along a heavily traveled commercial corridor on Santa Monica Boulevard. Designed in the Mid-Century Modern style, the complex of five buildings, including an amphitheater, community center, court building, city hall, and library as well as the pedestrian plaza that connects all five buildings, all contribute to the historic district. The thickly planted axial U-shaped central pedestrian plaza that extends along a portion of Purdue Avenue between Iowa Avenue and Santa Monica Boulevard retains many original features, such as metal post streetlights, concrete sidewalks and curbing, planting beds, and examples of mature vegetation. The period of significance is 1956 to 1965.

#### Significance:

The West Los Angeles Civic Center Historic District is significant as a cohesive example of an administrative center in West Los Angeles that reflects the need for expanded civic services in the post-World War II era. It is also significant as an excellent example of Mid-Century Modern civic architecture designed by influential Los Angeles architects. The civic center complex was constructed as a joint development between the City and County of Los Angeles. Planning for the complex began at least as early as 1956 when the City began to see the need to decentralize to relieve the increasing demands on city services in the post-World War II era. Construction of the various buildings and the associated plaza and landscaping began in 1957, when the land was cleared for construction, and continued until 1964. Thus the period of significance for this district is 1957 through 1964. The City and West Los Angeles civic boosters were so confident of the need for expansion in West Los Angeles that they envisioned the new civic center eventually expanding another block west to Sawtelle Boulevard, but this expansion did not occur.

The City of Los Angeles completed the 1949 Master Plan of Branch Administrative Centers, which proposed 12 branch centers throughout the city to provide more convenient and efficient service to the public. A center in West Los Angeles was designated to serve the area bounded by Beverly Hills, Sunset Boulevard, the City of Santa Monica, and Culver City. A plan was prepared for the West Los Angeles Administrative Center with seven buildings, including an existing police department building. The West Los Angeles Civic Center was envisioned as a "Major Branch." Three new buildings identified in the plan were constructed: a branch library, a municipal building, and a court building. The West Los Angeles Civic Center was opened in 1961.

Clearly reflecting the aesthetics of Mid-Century Modern architecture, the complex of buildings comprising the West Los Angeles Civic Center Historic District conveys a sense of harmony among the contributing structures. The associated plaza and mall create two intersecting axes and thus play an essential role in unifying the separate buildings. The plaza and landscape was designed by Los Angeles architect Albert Criz, who also designed the West Los Angeles Courts Building and other postwar modernist buildings in Los Angeles.

The West Los Angeles Regional Branch Library was completed by 1956 and was designed by the local architectural firm of Allison & Rible, which was responsible for several postwar-era buildings throughout Los Angeles. By 1958, plans were being drawn for the West Los Angeles Municipal Building. By 1961, the library, a new county courthouse, and a police building had been completed, with several other municipal structures in the planning stages. The Felicia Mahood recreation center (known variously today as the Senior Citizens Center, Senior Center, and Multipurpose Center) opened in 1962. Its name commemorates the editor and civic leader who worked to establish the center.

The West Los Angeles Civic Center Historic District is an excellent example of the decentralization of Los Angeles city services to meet the needs of a geographically expanding city in the mid-twentieth century. The scale of the complex clearly reflects the City's commitment to fully serving the growing population of West Los Angeles with modern new infrastructure. The style of the individual buildings as well as their grouping and the unifying landscaping and plaza are representative of ambitious Mid-Century Modern government complexes that were being built throughout the world during those times of optimism for the

future.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Government Administration Buildings and Centers, 1904-1970
Sub theme:	Post WWII Branch City Halls and Administration Centers, 1957-1970
Property type:	Institutional - Government
Property sub type:	Branch City Hall/Administrative Center
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of a branch civic center in West Los Angeles. Reflects the vision of the 1949 Master Plan of Branch Administrative Centers, which was intended to provide more efficient and convenient service to the public. Represents the expansion of government services to address the unprecedented economic and population growth in post-WWII era in Los Angeles.

**Context 2:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	District



Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of a Mid-Century Modern style institutional architecture in West Los Angeles.

**Contributors/Non-Contributors:**

Address: 1633 S PURDUE AVE  
 Type: Contributor  
 Year built: 1960  
 Property type/sub type: Institutional-Government; Court Building/Jail  
 Architectural style: Modern, Mid-Century



Address: 1652 S PURDUE AVE  
 Type: Contributor  
 Year built: 1965  
 Property type/sub type: Institutional-Visual & Performing Arts; Amphitheater  
 Architectural style: Modern, Mid-Century



Address: 1652 S PURDUE AVE  
 Type: Contributor  
 Year built: 1962  
 Property type/sub type: Institutional-Social Clubs/Meeting Halls; Other  
 Architectural style: Modern, Mid-Century



Address: 1652 S PURDUE AVE  
 Type: Contributor  
 Year built: 1960  
 Property type/sub type: Institutional-Government; Central Government Services  
 Architectural style: Modern, Mid-Century



Address: 1652 S PURDUE AVE  
 Type: Contributor  
 Year built: 1960  
 Property type/sub type: Landscape; Designed Landscape  
 Architectural style: Modern, Mid-Century



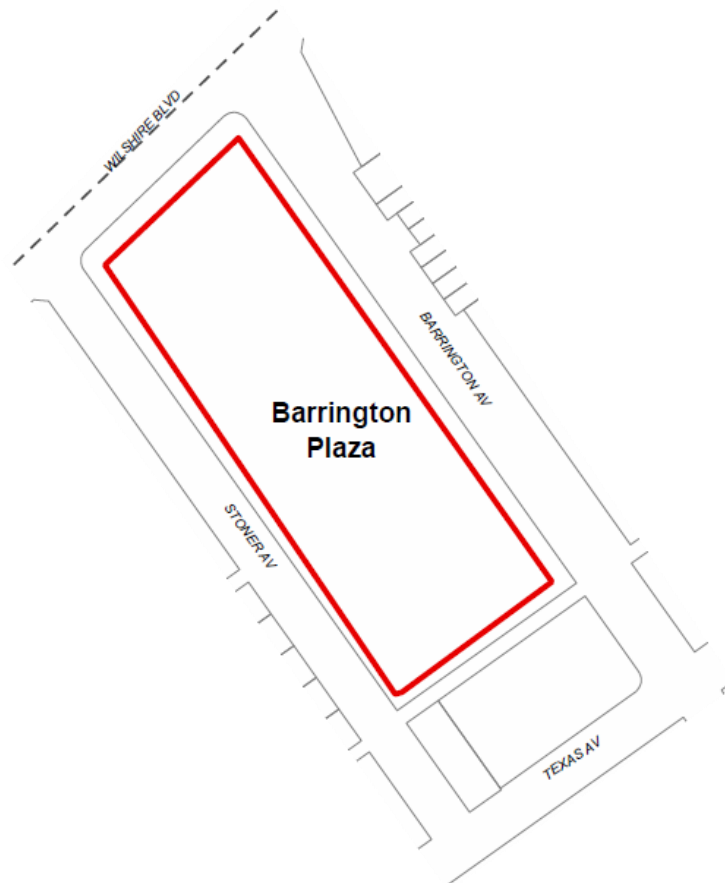
Address: 11360 W SANTA MONICA BLVD  
 Type: Contributor  
 Year built: 1956  
 Property type/sub type: Institutional-Government; Library  
 Architectural style: Modern, Mid-Century

**Name: Barrington Plaza****Description:**

Barrington Plaza is a Late Modern multi-family residential high-rise complex located south of Wilshire Boulevard between South Barrington and Stoner Avenues along a commercial strip. This plaza sits on three-quarters of a city block and consists of three high-rise residential towers. The parcel is raised slightly above street level with an underground parking garage. The most prominent building sits at the southeast corner of Wilshire Boulevard and Stoner Avenue and the second and third buildings sit perpendicular to one another on the southeast corner of the parcel. A pool and tennis court borders the western end of the parcel along Stoner Avenue while an above parking lot is located on the northeast end of the plaza.

**Significance:**

Barrington Plaza is an excellent example of a mid-century multi-family residential development in West Los Angeles. Designed by Daniel, Mann, Johnson, and Mendenhall, it was built in 1962 and retains its original use as apartment towers. Barrington Plaza was developed by Louis Lesser, who was responsible for thousands of large-scale properties in the 1950s and 1960s. At the time Barrington Plaza was built, the New York Times called it the largest privately financed apartment project ever built west of Chicago, and it was one of the largest projects insured by the Federal Housing Administration (FHA). Barrington Plaza was among the first urban renewal projects in Los Angeles and the largest in the western United States under President John F. Kennedy.



### 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:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment Tower
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of a high-rise multi-family residential development in West Los Angeles. An early example of a high-rise apartment tower in West Los Angeles.

#### Name: Beverlywood Planning District



#### Description:

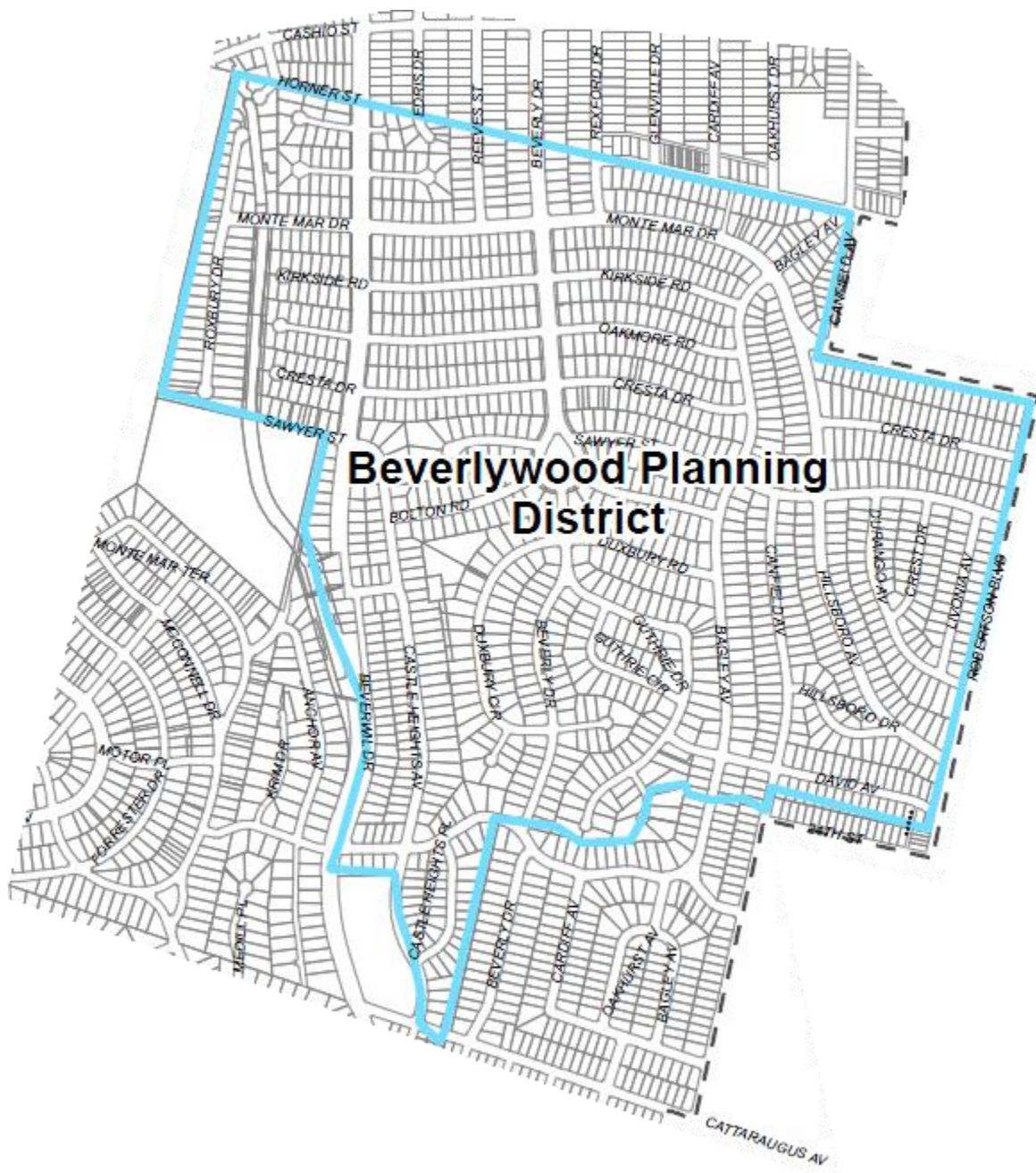
The Beverlywood Planning District is located in West Los Angeles in the neighborhood known as Beverlywood. The irregularly-shaped roughly rectangular area is bounded by Airdrome Street and Monte Mar Drive on the north, Canfield Street and Robertson Boulevard on the east, Cattaraugus Street on the south, and a straight tract line to the east of Monte Mar and McConnell Drives on the west. The boundaries of Hillcrest Country Club define the northwest corner of the planning district. The topography is generally flat toward the north and becomes increasingly hilly as one travels southward. A series of streets radiate outward from a formal allee along a landscaped median on Beverly Drive, which meets a small teardrop-shaped park in the center of the planning district. The curvilinear street pattern and resulting irregular street grid lined by mature vegetation imparts a leafy and secluded park-like quality to the neighborhood. Large parcels with consistent setbacks are typical of the neighborhood. Many of the planning district's approximately 1,000 parcels are irregular in shape and have been subdivided in such a way as to maximize views and light. The district contains a wide range of architectural styles, including American Colonial Revival, Georgian Revival and Ranch, although many properties have been altered with an additional story, and replacement windows and/or doors. Attached garages and driveways dominate the front elevations throughout the district. Signage identifying the area as "Beverlywood" is located throughout the planning district, including a prominent entryway sign mounted on a brick pedestal in a median at South Beverly Drive at the intersection with Monte Mar Drive. Original features of the tract include streetlights with concrete poles, expansive views along Beverly Drive, view sheds that capture distant vistas of Los Angeles from parcels located at higher elevations, and mature street trees. The period of significance is 1940 to 1949.

#### Significance:

The Beverlywood Planning District is a subdivision of single-family residences that is associated with prominent Los Angeles developer Walter H. Leimert. Leimert built and promoted Beverlywood, Leimert Park, and many other subdivisions in Southern California and throughout the state. Beverlywood is exceptional for its site planning emphasis at its inception and for the establishment of the Beverlywood Homes Association, one of the first and among the strongest homeowners associations in Los Angeles.

Leimert hired an experienced planner, Charles Gibbs, who had worked on projects with the Olmsted Brothers for 35 years and planning projects for the National Park Service and United States Army. A statement by the developer indicates that the "chief objective was to secure the finest possible results with the least disturbance of the natural beauties of the raw land, especially its slopes and vistas." Here, houses were "quiet, private, safe," and people could "feel a detachment and serenity" as they overlooked the lights of the city from a distance. To minimize the dangers and noise associated with automobile traffic, the main thoroughfare of Beverly Drive was designed as a "freeway with no home sites fronting upon it, to be enriched by a planting strip on each site to screen neighborhood home sites." With its proximity to Fox Studios and its neighborhood feel, Beverlywood appealed to middle class and upper middle class individuals who worked in the entertainment industry.

Many of the houses in Beverlywood have been extensively altered; specifically, they have been greatly enlarged, often by the addition of a second story, which noticeably alters original design and massing. Additionally, the loss of original materials, most often associated with replacement windows and doors, has compromised the integrity of many homes. Because of these alterations, Beverlywood does not appear to retain sufficient integrity or cohesion to be eligible for listing as a historic district. However, the tree-lined curvilinear streets, the central teardrop-shaped park, and the maintenance of allées as thoroughfares contribute to the area's qualities as a "residential park" and offer ongoing evidence of the foresight of the developer in their emphasis on planning. Therefore, the Beverlywood Planning District may warrant special consideration in the local planning process.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Merchant Builders, 1940-1975
Property type:	Residential Suburb
Property sub type:	Planned Community
Criteria:	A/1/1
Status code:	6LQ
Reason:	A good example of a residential subdivision from the mid-20th century. Represents residential patterns of development in West Los Angeles.



**Name: California Country Club Planning District****Description:**

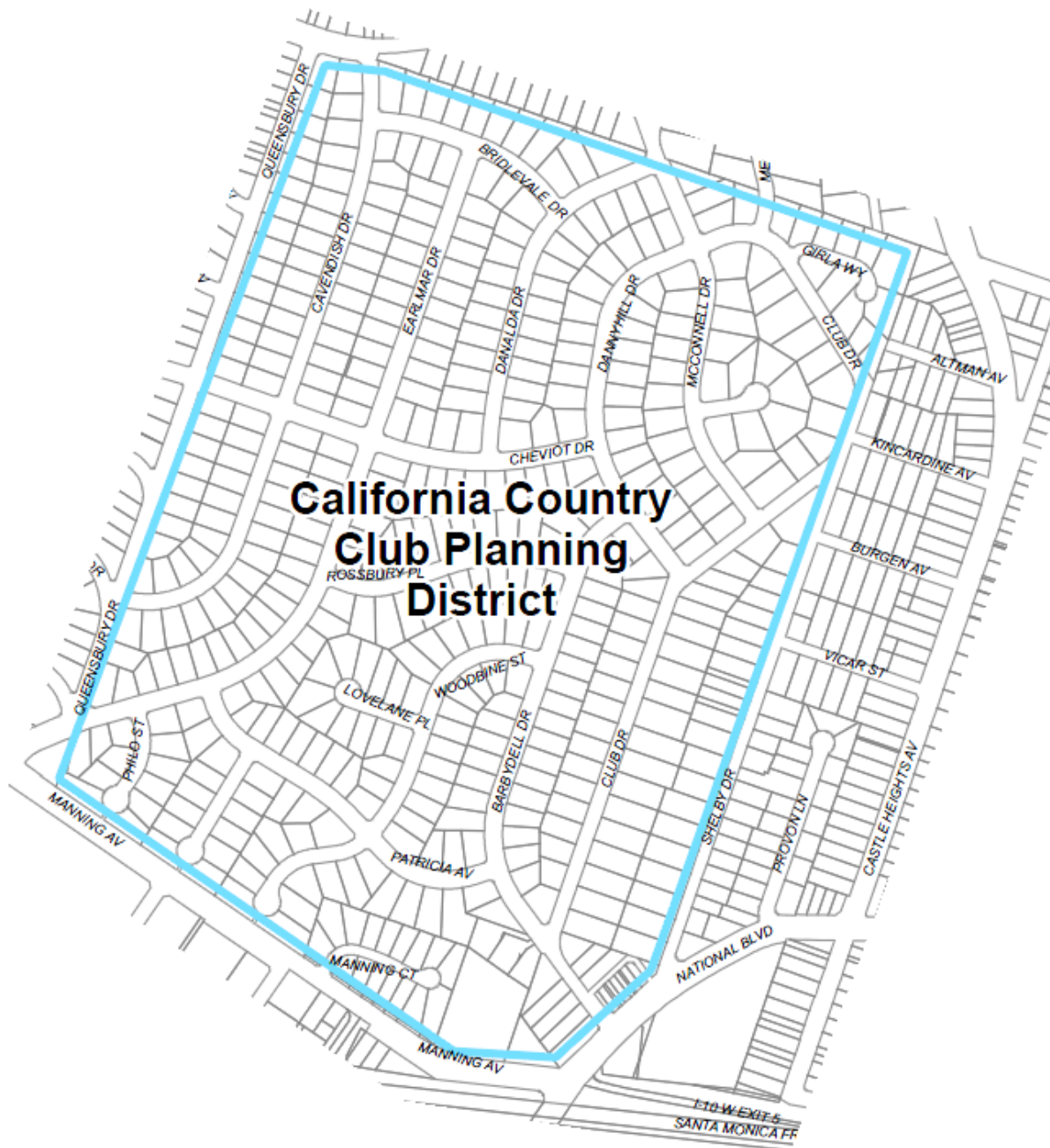
The California Country Club Planning District is located in West Los Angeles in the neighborhood now called Cheviot Hills. The trapezoidal-shaped area is bounded by on the north by a straight tract boundary line that approximately follows Forrester Drive and continues to the east north of Bridlevalle Drive and Club Drive; on the east by Shelby Drive; on the south by Manning Avenue; and on the west by Queensbury Drive. The topography ranges widely from generally flat to mildly hilly, and many of the front yards slope down toward the street. One- to three-foot retaining walls clad with stone or brick are common. The street pattern is a mixture of curvilinear and orthogonal forms that create irregularly shaped blocks and impart a quiet residential character to the area. Consisting of approximately 138 acres, the approximately 475 district parcels range from rectangular to irregular in shape and are generally somewhat larger than those in the surrounding tracts. Traditional custom Ranch-style houses are typical of the neighborhood, many with wood board-and-batten siding, exposed rafter tails, brackets, and dovescotes. However, many individual residences have been altered with an additional story and non-original stone or stucco cladding. The wide streets, large lots, sidewalks, and setbacks give the neighborhood an open, spacious feel. Attached garages and driveways dominate the front elevations throughout the district. Original features of the tract include streetlights with cast iron posts and mass plantings of mature street trees, such as ficus and palms, which line various streets. The period of significance is 1952 to 1955.

**Significance:**

The California Country Club Planning District is a good example of the work of a merchant builder of mid-century era residential properties in West Los Angeles. It is associated with Los Angeles merchant builder Sanford D. Adler. Adler was active in Florida and also developed a small tract called Northridge Living Conditioned Homes in the San Fernando Valley designed by modernist architectural firm Palmer & Krisel. His organization owned the Del Mar Hotel as well as other holdings. In 1951, Adler subdivided an approximately 100-acre portion of the California Country Club golf course, which had been developed by Harry Culver. The new California Country Club Estates consisted of 410 Ranch-style single-family residences, which were initially sold from 1952 to 1955. Around the same time, the California Country Club Homes Association (still in operation today) was created to maintain restrictions and construction standards. Appealing to individuals with middle class incomes who worked in the entertainment industry, the California Country Club Estates development—then valued at \$15,000,000—was sold out by 1955.

Ads by the Hillcrest Construction Co. for the tract depicted a Ranch-style house with a low-pitched roof, decorative shutters, and a garage projecting toward the front of the property. The typically 2,000-square-foot houses priced at \$29,250 featured “Hillcrest’s famous warm modern construction.”

Many of the houses have been enlarged with the addition of a second story, and the original wood and brick cladding has sometimes been replaced by stone, stucco, or clapboard. These alterations impact the overall integrity of the neighborhood, and therefore it does not appear to be eligible for listing as a historic district. However, many of the houses retain the original wood board-and-batten siding, exposed rafter beams, porch brackets, diamond-pane windows, and dovescotes. The spacious feel of the 1950s-era development oriented toward the automobile with its wide streets and prominent garages and driveways is retained. Moreover, original features of the tract such as streetlights with cast iron posts and mature street trees remain. Therefore, the district may warrant special consideration in the local planning process.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Merchant Builders, 1940-1975
Property type:	Residential Suburb
Property sub type:	Subdivision(s)
Criteria:	A/1/1
Status code:	6LQ
Reason:	A good example of a residential subdivision from the mid- 20th century. Represents residential patterns of development in West Los Angeles.

**Name: Castle Heights Elementary School**



**Description:**

Castle Heights Elementary School occupies an irregularly shaped parcel located on the northeast corner of the intersection of Cattaraugus Avenue and Beverwil Drive. It consists of five contributing buildings, arranged roughly in a U-shaped site plan. The architectural style of the buildings is Mid Century Modern, characterized by one-story height, rectangular massing, flat roofs, stucco clad exteriors trimmed with brick panels, and windows arranged in ribbons and clusters. Exterior corridors, defined by flat canopies carried on pipe columns, link the buildings. Mature trees and landscaping provide the setting for the primary (south) elevation. A non-contributing storage building (1972) and portable classrooms along with playing fields are located on the north portion of the parcel. The five contributors (Administration Building, 1951; Kindergarten Building, 1951; Classroom Building 2, 1951; Classroom Building 3, 1961; and Cafeteria and Auditorium Building, 1951) retain a high degree of integrity.

**Significance:**

Castle Heights Elementary School, built during the prolific post-World War II school building boom, represents a significant architectural refinement of the favored Mid Century Modern idiom. According to Los Angeles Unified School District records, the campus was constructed between 1951 and 1961. It served the surrounding neighborhoods of Beverlywood, Castle Heights, and Cheviot Hills.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Post WWII Schools, 1946-1966
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Castle Heights Elementary School represents a refinement of standard post-World War II elementary school design in Los Angeles, and epitomizes the three themes that guided post-war expansion in the Los Angeles Unified School District. It is designed in the Mid Century Modern variant of the International Style, which allowed extensive interior-exterior connections through window walls, individual classroom access to the exterior, and generous provision of outdoor spaces and corridors. It is one story in height, which facilitated interior-exterior connections and also provided a measure of seismic safety that was missing from pre-1933 Long Beach earthquake and Field Act elementary schools. Finally, construction of the school was closely tied to post-war growth in the surrounding neighborhoods.

**Context 2:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Castle Heights Elementary School exhibits an individual excellence of design that distinguishes it from other post-World War II elementary schools in the Los Angeles Unified School District. It is characterized by one-story massing with a strongly horizontal emphasis. Flat roofs extend beyond the exterior walls of stucco accented by vertical planes of red brick. Exterior covered walkways are defined by pipe columns. Ribbon bands of clerestory windows alternate with banks of nearly floor-to-ceiling classroom windows.

#### Name: Cheviot Hills Planning District



#### Description:

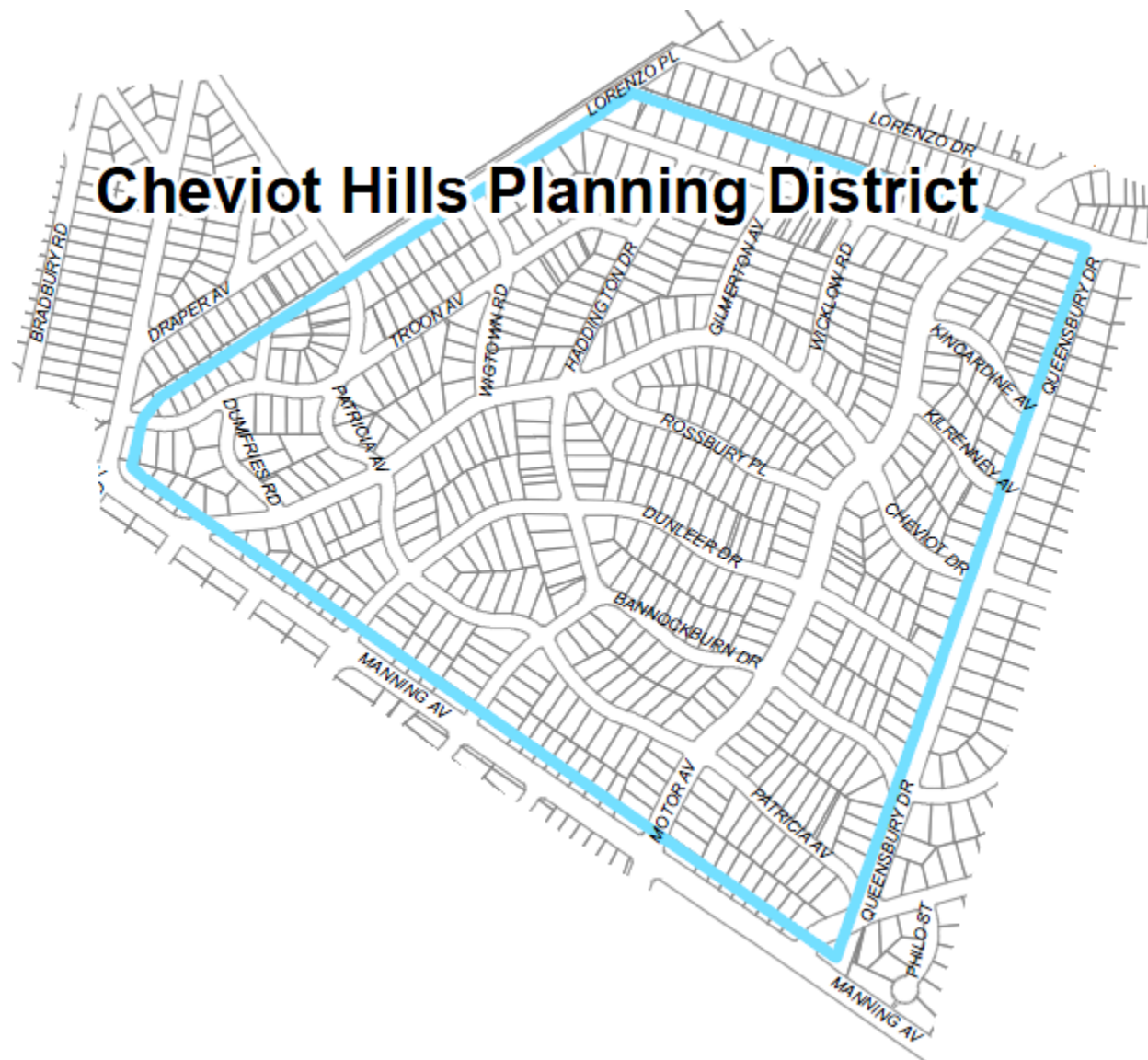
The Cheviot Hills Planning District is located in West Los Angeles, south of Twentieth Century Fox Studios, southwest of Century City, and adjacent to the Cheviot Hills Recreation Center and Hillcrest Country Club. The trapezoidal-shaped planning district occupies hilly terrain. The planning district consists primarily of single-family residences generally bounded by Glenbarr Avenue to the north, Queensbury Drive to the east, Manning Drive to the south and Troon Avenue to the west. Consisting of 20 irregularly-shaped city blocks and approximately 525 moderately-sized parcels, the planning district is interconnected by curvilinear roads. The wide range of topography provides expansive views for property owners at higher elevations. Original tract features, including setbacks, “CD 803” concrete post streetlights, and a thick canopy of mature trees, most notably palms, characterize the district. The properties, many of which are custom homes, reflect a mixture of numerous architectural styles, including American Colonial Revival, Ranch, French Norman Revival, Mediterranean Revival, Tudor Revival, and, occasionally, Spanish Colonial Revival. The period of significance is 1924 to 1939.

#### Significance:

The Cheviot Hills Planning District is associated with community builder and prominent West Los Angeles developer Frans Nelson & Son, a firm that played an important role in the early suburban development of West Los Angeles. Nelson was a pioneer in the real estate boom in Southern California in the 1920s and had subdivided a large tract in Long Beach. Begun around 1924, the development was a part of the rapid western expansion of Los Angeles. The single-family residential subdivision district is the core development among several subdivisions—including Monte Mar Vista, Country Club Highlands, and Cheviot Knolls—that were later combined to form the neighborhood collectively known today as Cheviot Hills.

According to the developer’s advertisements, Cheviot Hills was named for its “natural rolling knolls that are so similar to the Cheviot Hills which separate England and Scotland;” this association is reflected in Scotch street names such as Troon, Dumfries, Dunleer, and Wigtown. Unlike other housing tracts where similar houses were built in batches and sold as a package with the property, in Cheviot Hills the houses were built as the lots were sold and were designed to individually blend in with the hills and the curvilinear streets. As a result, the neighborhood has a variety of architectural styles, including Traditional Ranch and revival styles such as French Norman, Mediterranean, Tudor, and Spanish Colonial Revival. Many well-known figures in the entertainment industry purchased properties in the neighborhood, including Phil Silvers, Buster Keaton, Hal Roach, Ray Bradbury, and Johnny Weissmuller.

Many of the original properties in Cheviot Hills have been entirely replaced or are extensively altered, often through expansion including an additional story that radically changes the massing of the houses. Other more typical alterations are replacement windows and doors. Therefore, the overall integrity of the neighborhood has been compromised such that it does not appear to be eligible for listing as a historic district. However, an essential characteristic of the neighborhood has always been its lack of homogeneity, as reflected in its varied topography, irregular street patterns, and the diversity of architectural styles, all of which contribute to the district’s Old World charm. Due to these aspects of the district’s overall character, it may warrant special consideration in the local planning process.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Community and Operative Builders, 1888-1940
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	A good example of a residential subdivision from the early 20th century. Represents residential patterns of development in West Los Angeles.

#### Name: DWP Distribution Headquarters

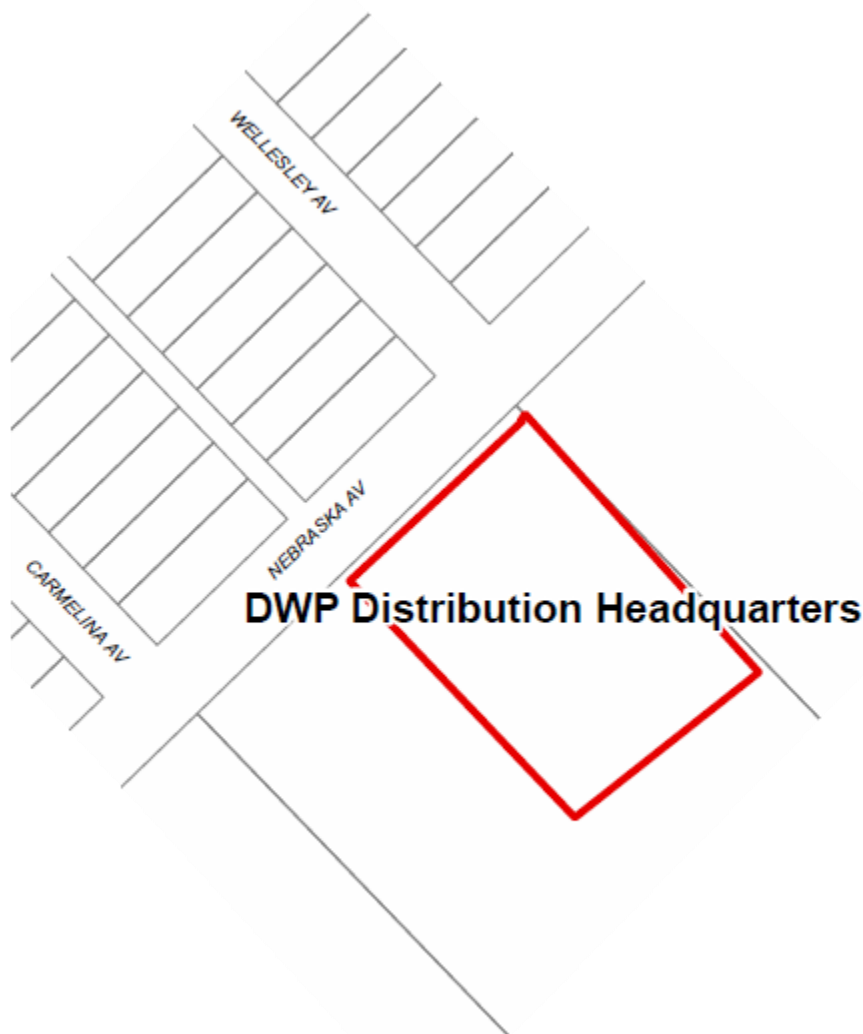


#### Description:

The DWP Distribution Headquarters is located in West Los Angeles south of Nebraska Avenue between Centinela Avenue and Bundy Drive in a neighborhood that includes a mix of residential, commercial, and light industrial uses. The district consists of four buildings: one two-story building and three one-story buildings. The property is devoid of landscaping and is surrounded by asphalt. Minimally ornamented, the Mid-Century Modern style buildings were constructed around 1955.

#### Significance:

The DWP Distribution Headquarters in West Los Angeles is an excellent example of a complex of buildings that functions as offices and a municipal distributing and receiving station for the Los Angeles Department of Water and Power. Its significance is related to its function as a local distribution and receiving station in West Los Angeles reflecting the need for expanded facilities in the post-World War II era. It is estimated to have been constructed in 1955 based upon visual observation.



**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Water and Power, 1916-1980
Sub theme:	Distributing and Receiving Stations, 1916-1980
Property type:	Institutional - Infrastructure
Property sub type:	Distributing Station
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of a Department of Water and Power distribution station in West Los Angeles. The only example of its property type observed in the area. Represents the expansion of government services in the post-WWII era in Los Angeles.

**Name: Fox Studios****Description:**

Fox Studios is roughly bounded by West Olympic Boulevard to the north, Avenue of the Stars to the east, West Pico Boulevard to the south and Fox Hills Drive to the west. The property comprises one large superblock that contains approximately forty buildings and structures. The period of significance is 1928 to 1949. Located on level topography, Fox Studios is surrounded by commercial properties on three sides, with a residential area to the west. The majority of the buildings and structures cannot be seen from the street. The property contains numerous property types, including sets, sound stages, back lots, offices and crafts buildings, construction and prop storage facilities, and surface parking. High perimeter walls and fences surround the property. With restricted access at secure entry points, only the southern entrance is visible from the public right-of-way. Therefore, contributing and non-contributing features could not be determined.

**Significance:**

Fox Studios is significant as an excellent example of a motion picture studio facility and as one of the “Big Eight” motion picture studios in operation during the major studio era of Hollywood. Its precursor company, Fox Film Corporation, was founded by New York film distributor William Fox who relocated his offices in 1915 to Los Angeles. Fox built his first film plant at Santa Monica Boulevard and Western Avenue in Hollywood, which was supplemented in 1928 by the construction of a 100-acre facility in West Los Angeles comprised of several sound stages and 27 buildings. Unlike other motion pictures studios that were originally built for silent films and later converted to accommodate the new sound technology, the sound stages at Fox Studios were built specifically to produce “talking pictures.” In 1935, Fox Film Corporation merged with Twentieth Century Pictures and the new company was known as Twentieth Century-Fox Film Corporation. Also known as 20th Century Fox, the company’s headquarters in West Los Angeles have continuously operated as a studio since its inception. In addition to its worldwide renown as a major motion picture studio of Hollywood’s golden era and ongoing association with the entertainment industry, Fox Studios had a strong influence on the future growth and development of West Los Angeles. For decades, Fox retained large parcels of undeveloped land to the north for use as the studio’s backlot, which were instrumental in the later development of Century City on those parcels.



## Context 1:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Industrial Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Motion Picture Industry – Major Studio Era - "The Big Eight", 1919-1949
Property type:	Industrial
Property sub type:	Major Motion Picture Studio
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent example of a prominent motion picture studio in Los Angeles. One of the "Big Eight" motion picture studios in operation during the major studio era of Hollywood. The majority of the buildings and structures cannot be seen from the street. High perimeter walls and fences surround the property. Due to access limitations, overall integrity and contributing/ non-contributing features could not be determined; the property may not meet significance threshold for the National Register.



#### Name: Hillcrest Country Club

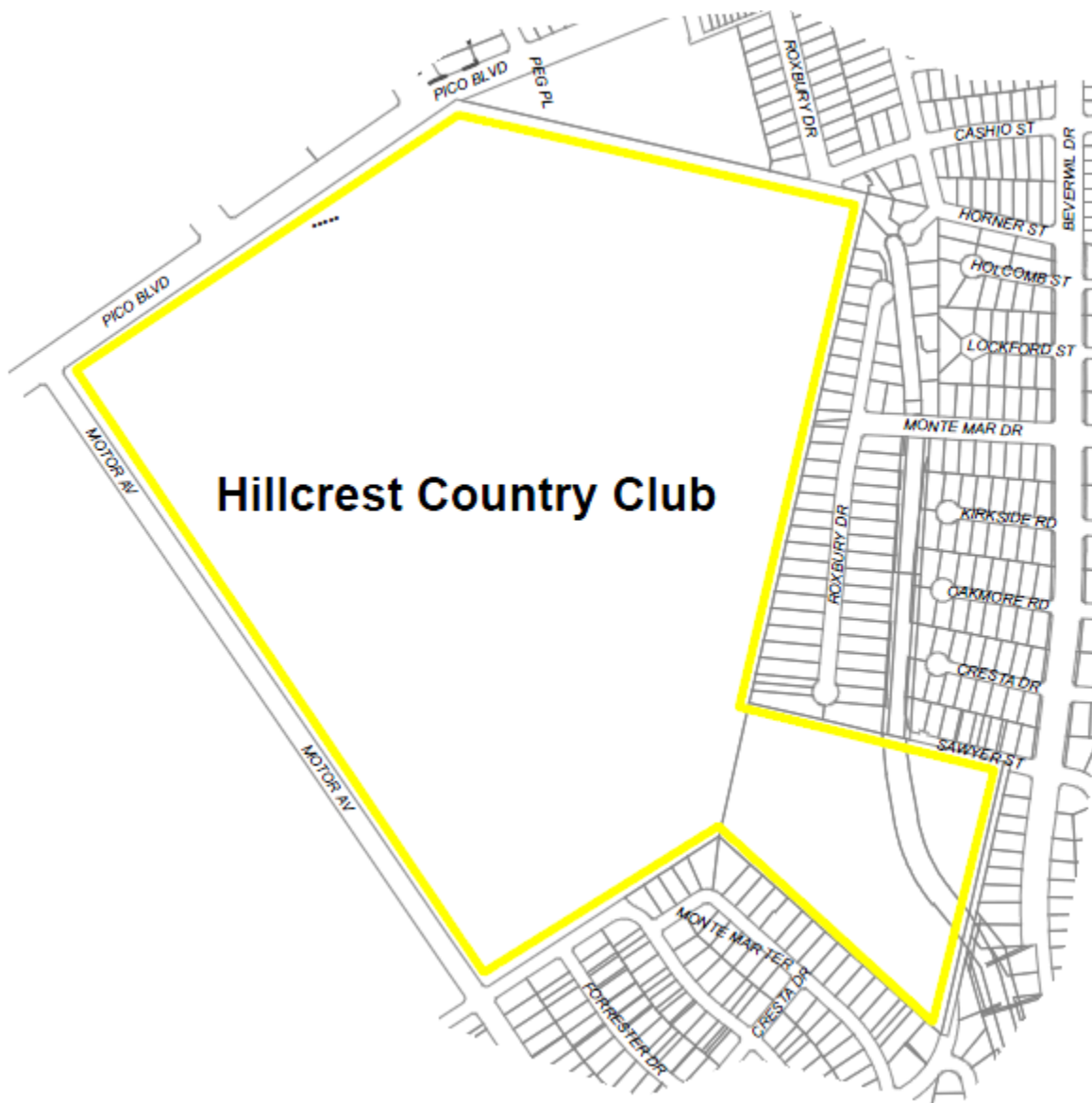


#### Description:

The Hillcrest Country Club is located on two massive and irregularly-shaped parcels and is generally bound by West Pico Boulevard to the north, South Roxbury Drive to the east, Monte Mar Terrace and Monte Mar Drive to the south, and Motor Avenue to the west. The primary entrance is located along the West Pico Boulevard commercial corridor. The property is bordered to the east and south by single-family residences. A private club, the site contains an 18-hole golf course, clubhouse, tennis courts and other recreation facilities, as well as parking, ancillary buildings and structures, gardens, and other mature vegetation. The property is closed to the public and not visible from the street; therefore, contributing and non-contributing features could not be identified.

#### Significance:

The Hillcrest Country Club is significant as an example of a longstanding private country club that represents the history of recreation and leisure in West Los Angeles. Unlike other private county clubs in Los Angeles that restricted membership to Jewish individuals during the early decades of the twentieth century, Hillcrest Country Club was a gathering place where affluent Jewish individuals, many of whom worked in the burgeoning entertainment industry, were admitted. It is associated with the Jewish population of Los Angeles, in general, and the entertainment industry, in particular. In contrast with the adjoining public golf course, Rancho Park, Hillcrest Country Club is a private club which has historically counted numerous Hollywood celebrities, including Milton Berle, Jack Benny, and Groucho Marx, among its membership. Designed in 1921 by architects Edelman & Barnett, a large Colonial Revival clubhouse is shown in plans and photos and reportedly with “weathered gray clapboards.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Private Recreation, 1880-1980
Theme:	Private Recreation Facilities, 1880-1980
Sub theme:	Country Clubs, 1880-1980
Property type:	Institutional - Recreation
Property sub type:	Country Club
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Longstanding prominent private country club associated with the Jewish community in West Los Angeles. Not fully visible and may not meet integrity thresholds for listing in the National Register.

#### Name: Janss Westwood 1 Planning District



#### Description:

The Janss Westwood 1 Planning District, located in West Los Angeles on the west side of Westwood Boulevard, is bounded by Missouri Avenue to the north, Midvale Avenue to the east, Pico Boulevard to the south, and Camden Avenue to the west. Located on level topography and totaling approximately 500 parcels, the planning district is bisected by Olympic Boulevard. The residential area is characterized by its typical features, such as tree-lined streets, mature vegetation, an orthogonal grid, consistent setbacks and massing, original iron post streetlights, detached rear garages and driveways, and moderately-sized single-family residences that were constructed during the 1920s and 1930s. These residences reflect a mix of architectural styles, including Spanish Colonial Revival, with examples from Tudor Revival, Colonial Revival, and occasionally Moorish or Craftsman. The boundaries of the planning district have been drawn to reflect the primarily pre-World War II development of the tract and exclude the numerous multi-family apartments from the post-World War II era that were constructed as infill development and line the primary arterials of the area on Sepulveda Boulevard and commercial development along Westwood Boulevard and Pico Boulevard. While similar in massing and architectural styles to the properties in Janss Westwood 2 Planning District, which is located to the east of Westwood Boulevard, the properties in Janss Westwood 1 Planning District are relatively uniform in their scale and setback from the street, qualities which are visually reinforced by the neighborhood's orthogonal grid. The period of significance is 1923 to 1933.

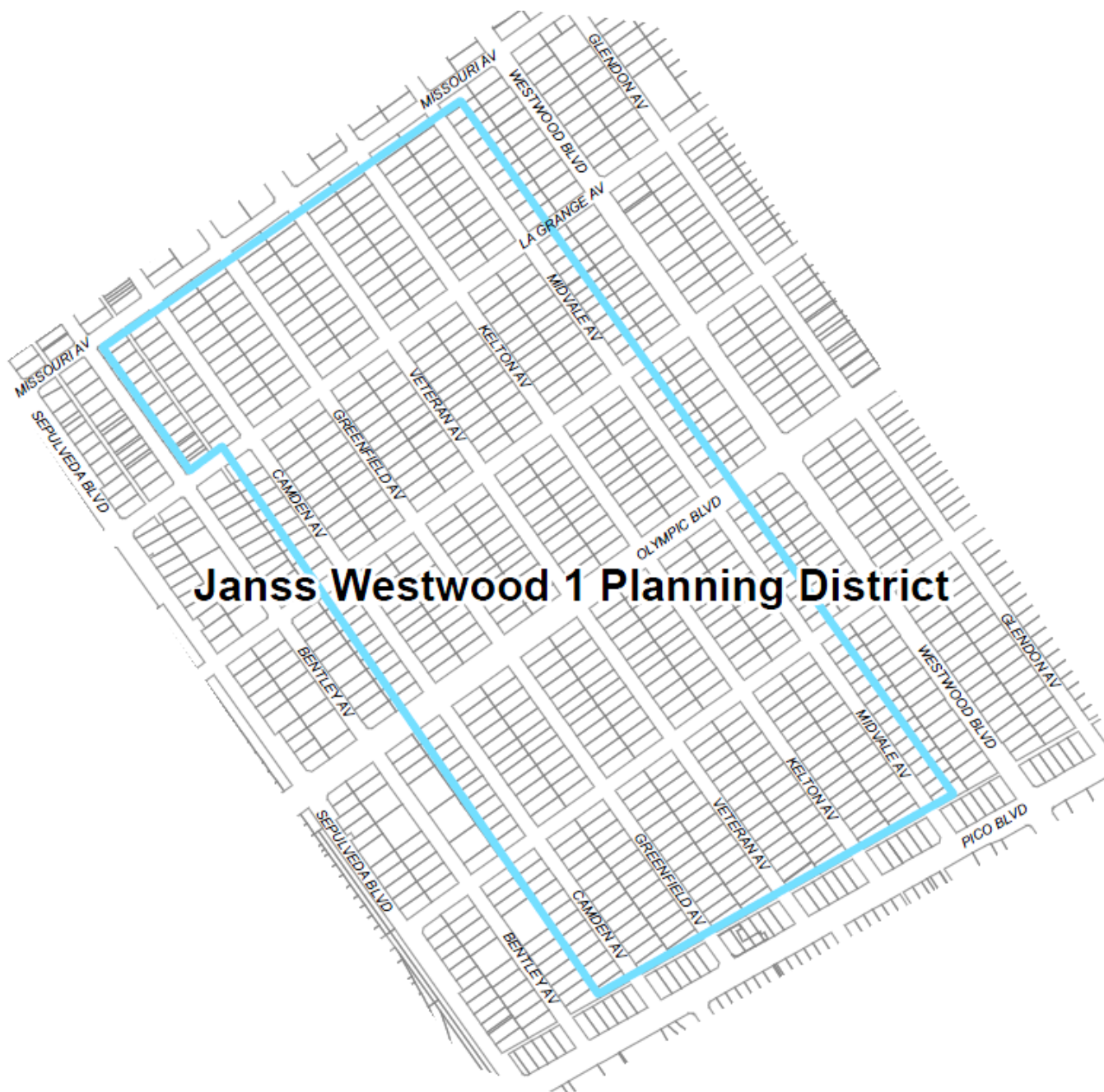
#### Significance:

The Janss Westwood 1 Planning District is a large-scale development of mid-sized houses. It is associated with prominent Los Angeles residential real estate developer, the Janss Investment Company. The company was founded in 1901 by Peter Janss and his sons. By 1929, the company had subdivided nearly 100,000 acres in the Los Angeles area into lots that, thanks to aggressive marketing and low prices, sold quickly.

In West Los Angeles, the Janss Investment Company acquired control of a huge tract of 3,300 acres from Peter's father-in-law, Arthur Letts, who owned the Broadway and Bullock's department stores. Emphasizing the scale of the future development, Janss advertisements called the purchase "the last large tract of undeveloped land that, in a very short time, is destined to become a huge residential community; with its own business center, schools, churches, playground and theaters." Development of the tract, which originally occupied a larger area between Santa Monica Boulevard on the north and Pico Boulevard on the south, began in 1923.

Although the Janss Investment Company developed upscale subdivisions in the nearby Westwood area, the original residences in the Janss Westwood Planning District 1 by comparison were small and affordable for their era. Representative architectural styles are Spanish Colonial Revival, with examples from Tudor Revival, Colonial Revival, and occasionally Moorish or Craftsman. Although the Janss Investment Company gave buyers the choice to build their own houses, architect Allen G. Siple worked with the developer and therefore was responsible for many of the designs.

Many of the houses in this district, although still modest in size because of the limitations of the moderately sized lots, have been altered with second-story and/or rear additions, replacement windows and doors, and recladding. However, the Janss-built area of West Los Angeles is notable for the overall scale of the development, which is set off from surrounding areas on a strict street grid, associations with the Janss Investment Company, and for catering to the middle class with modest houses and duplex apartments. Many of these characteristics are still apparent and reinforce the important role played by the Janss Investment Company in the suburbanization of West Los Angeles. While neighborhood does not retain sufficient integrity to be eligible for listing as a historic district it may warrant special consideration in the local planning process.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Community and Operative Builders, 1888-1940
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	A good example of a residential subdivision from the early 20th century. Represents residential patterns of development in West Los Angeles.

#### Name: Janss Westwood 2 Planning District



#### Description:

The irregularly shaped Janss Westwood 2 Planning District, located in West Los Angeles on the east side of Westwood Boulevard, is bounded by La Grange Avenue and Missouri Avenue to the north, Beverly Glen Boulevard to the east, Pico Boulevard to the south, and Glendon Avenue to the west. Located on level topography that gently slopes upward toward the east and totaling approximately 1,200 parcels, the planning district is bisected by Olympic Boulevard. The residential area is characterized by its typical features, such as tree-lined streets, mature vegetation, a largely orthogonal grid, consistent setbacks and massing, original iron post streetlights, detached rear garages and driveways, and moderately-sized single-family residences. These residences typically constructed during the 1920s and 1930s, reflect a mix of architectural styles that include Spanish Colonial Revival, with examples from Tudor Revival, Colonial Revival, and occasionally Moorish or Craftsman. The boundaries of the planning district have been drawn to exclude the numerous multi-family apartments from the post-World War II era were constructed as infill development and are located to the north and commercial development along Westwood Boulevard and Pico Boulevard. While similar in massing and architectural styles to the properties in Janss Westwood 1 Planning District, which is located to the west of Westwood Boulevard, the character of the Janss Westwood 2 Planning District has distinctive and somewhat grander character, particularly in the hilly area located to the east of Prosser Avenue where an irregular street grid creates numerous irregular lots and triangular corner parcels, many of which occupy steep grades. The period of significance is 1923 to 1940.

#### Significance:

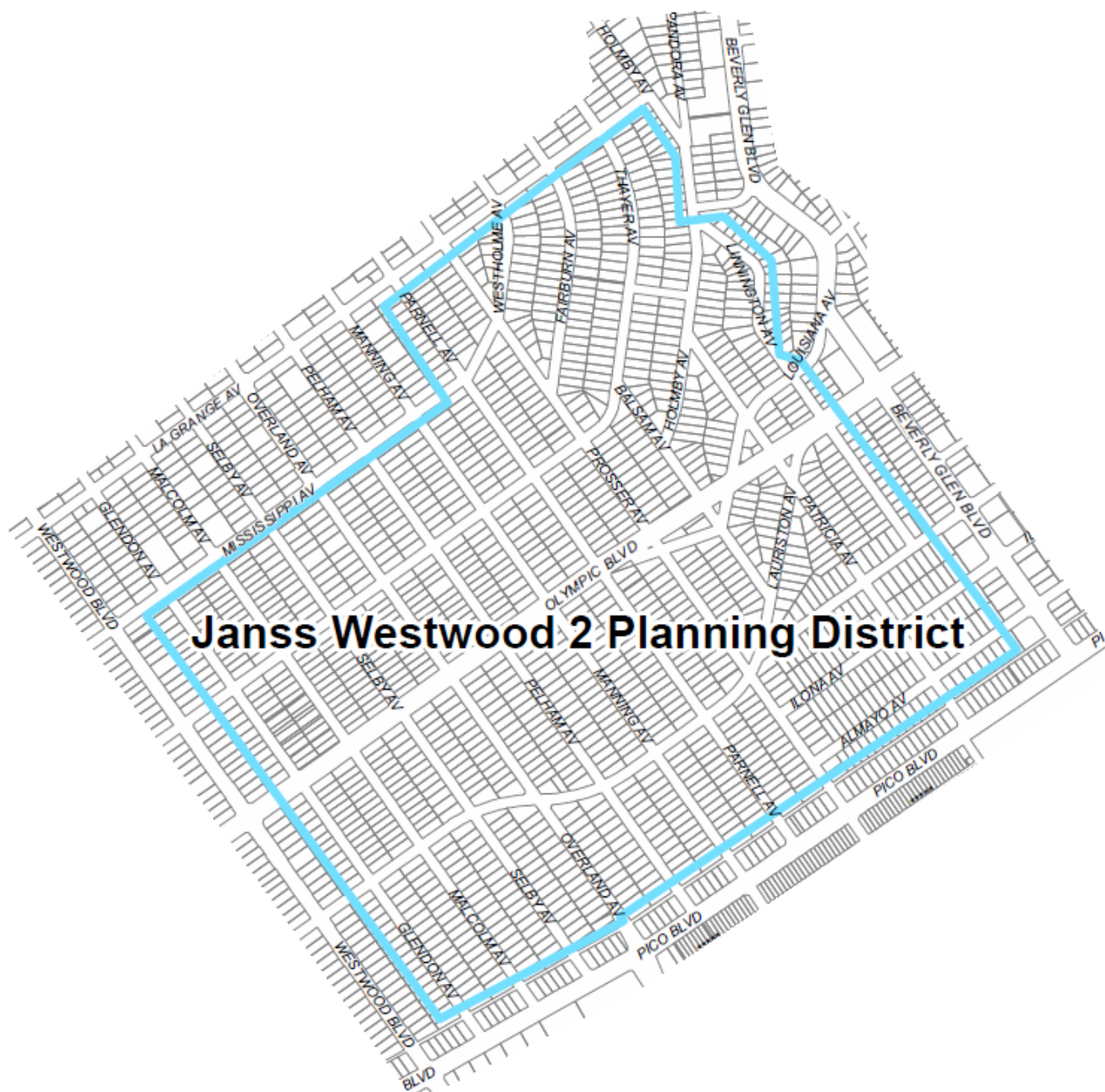
The Janss Westwood 2 Planning District is a large-scale development of mid-sized houses. It is associated with prominent Los Angeles residential real estate developer, the Janss Investment Company. The company was founded in 1901 by Peter Janss and his sons. By 1929, the company had subdivided nearly 100,000 acres in the Los Angeles area into lots that, thanks to aggressive marketing and low prices, sold quickly.

In West Los Angeles, the Janss Investment Company acquired control of a huge tract of 3,300 acres from Peter's father-in-law, Arthur Letts, who owned the Broadway and Bullock's department stores. Emphasizing the scale of the future development, Janss advertisements called the purchase "the last large tract of undeveloped land that, in a very short time, is destined to become a huge residential community; with its own business center, schools, churches, playground and theaters." Development of the tract, which originally occupied a larger area between Santa Monica Boulevard on the north and Pico Boulevard on the south, began in 1923.

Although the Janss Investment Company had developed upscale subdivisions in the nearby Westwood area, the original residences in the Janss Westwood 2 Planning District, by comparison, were relatively small and affordable for their era. Representative architectural styles are Spanish Colonial Revival, with examples from Tudor Revival, Colonial Revival, and occasionally Moorish or Craftsman. Although the Janss Investment Company gave buyers the choice to build their own houses, architect Allen G. Siple worked with the developer and therefore was responsible for many of the designs.

Many of the properties district, although still modest in size because of the limitations of the moderately sized lots, have been altered with second-story and/or rear additions, replacement windows and doors, and recladding. Therefore, the neighborhood is not eligible as a historic district. However, the Janss-built area of West Los Angeles is notable for the overall scale of the development, which is set off from surrounding areas on a strict street grid, associations with the Janss Investment Company and for catering to the middle class with modest houses and duplex apartments. Because many of these characteristics are still apparent and reinforce the important role played by the Janss Investment Company in the suburbanization of West Los Angeles, the district may warrant special consideration in the local planning process.



**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Community and Operative Builders, 1888-1940
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	A good example of a residential subdivision from the early 20th century. Represents residential patterns of development in West Los Angeles.

#### Name: Japanese Gardens Planning District

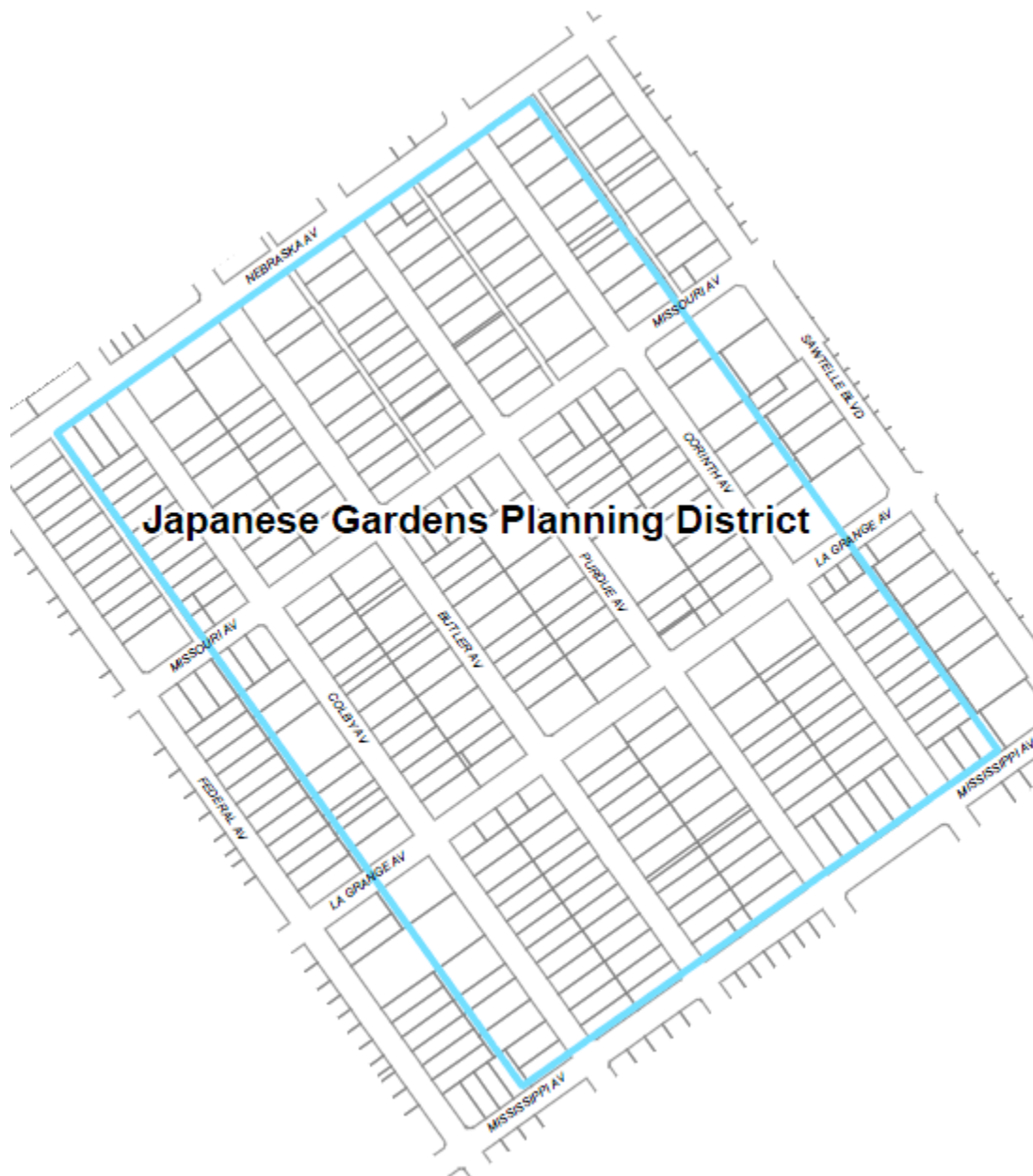


#### Description:

The Japanese Gardens Planning District is bounded by Nebraska Avenue on the north, Corinth Avenue on the east, Mississippi Avenue on the south, and Colby Avenue on the west. The topography is generally flat. The area is residential and occupied by single-family residences interspersed with multi-family apartments. The defining characteristic of the planning district is the distinctive landscaping of a high proportion of front yards. These yards exhibit features that are characteristic of Japanese style gardens and include a variety of natural materials, such as boulders and logs, as well as examples of closely clipped vegetation. Other elements reflect traditional Japanese art forms or architectural and design elements, such as lanterns, stepping stones, and statuary. Plant species typical of Japanese and/or California environments are common [e.g., Japanese maple (*Acer palmatum*), Japanese camellia (*Camellia japonica*), Japanese azalea (*Rhododendron japonicum*), fern (*Dryopteris* sp.), pine (*Pinus* sp.), bamboo, (*Bambusa*), Japanese aralia (*Fatsia japonica*), cedar, (*Cedrus*), coastal redwood (*Sequoia sempervirens*) and elm (*Ulmus* sp.)]. Tended at various levels, some gardens appear to have been continuously maintained while others only exhibit vestiges of their original design. The installation date of these gardens is estimated to range from 1946 to 1969.

#### Significance:

The Japanese gardens of West Los Angeles are an excellent example of residential yard design in the Japanese style that reflects the influence of the Japanese-American community in this area. Vegetable farming in the fields of West Los Angeles was the livelihood for many Japanese-American residents in the Los Angeles area prior to their removal to relocation camps during World War II. Facing prejudice after their return, gardening and nursery work represented one of the few occupational areas available to Japanese-Americans with extensive agricultural expertise. Numerous residential front yards in this area of West Los Angeles exhibit features that are characteristic of Japanese style garden design. Japanese style gardens are significant as a reflection of the influential contributions of Japanese design traditions and Japanese-American garden designers in West Los Angeles. Japanese style gardens are also significant as a reflection of Japanese-American immigration patterns and Japanese-American acculturation in California.

**Context 1:**

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Japanese Style Gardens, 1946-1969
Sub theme:	No SubTheme
Property type:	Landscape
Property sub type:	Japanese Style Garden
Criteria:	A/1/1&C/3/3
Status code:	6LQ
Reason:	A good example of residential garden design in the Japanese style. Represents the influence of the Japanese-American community in West Los Angeles.



### Name: Monte Mar Vista Planning District



#### Description:

The Monte Mar Vista Planning District is a 1920s-era subdivision that is generally bounded by Monte Mar Drive and Monte Mar Terrace to the north; McConnell Drive to the east; McConnell Place, Forrester Drive and Lorenzo Drive to the south; and Monte Mar Drive to the west. Nested within other 1920s subdivisions, this planning district is made up of 16 city blocks interlocked by curvilinear roads with a circular intersection at the heart of the subdivision and a triangular park at the southeastern point. Monte Mar sits on a hilly terrain and consists of a variety of architectural styles that include Tudor Revival, American Colonial Revival, and Spanish Colonial Revival. Varied in size and massing, the area's single-family residences include a mix of one-story, two-story, and split-level buildings. The area retains many original tract features such as moderate to large lot sizes, consistent setbacks, cast iron post streetlights, a thickly planted tree canopy of a wide variety of mature species, view sheds, steep grades and open spaces, such as Irving Schacter Park and Club Circle Park. Homes on the northern edges have expansive views that overlook the Hillcrest Country Club and Rancho Park golf courses. The period of significance is 1926 to 1940.

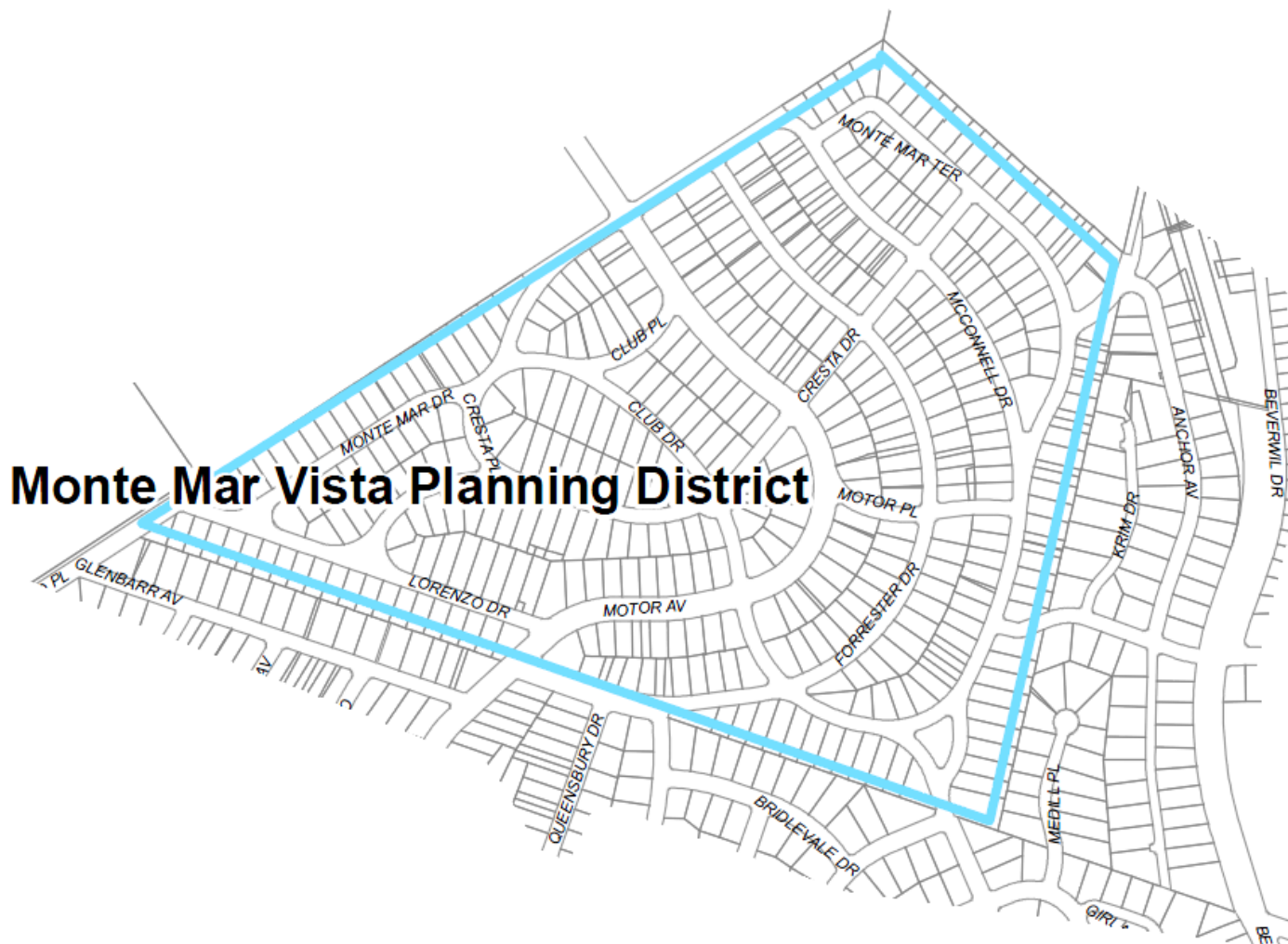
#### Significance:

The Monte Mar Vista Planning District is a good example of a single-family residential neighborhood developed during the early western expansion of Los Angeles associated with the automobile. Sales began in 1926, and several prominent area developers had a hand in subdividing, building, and promoting the district. These developers included W.R. McConnell, Fred W. Forrester, and John P. Hayes as well as Ole Hanson and the Frank Meline Company, which took over the development in 1928.

The neighborhood occupies hilly terrain adjacent to both the Rancho Park Golf course and the Hillcrest Country Club, a location that contributes to its original and continuing appeal. The topography was a major selling point for the district: "elevated on the highest and only graceful hilltop between the city and sea," according to one ad. Monte Mar Vista (originally called Mountain Sea View and then for a time spelled "Monte-Mar Vista" with a hyphen) was advertised as "the most perfectly improved property in the most ideal location that has ever been offered for sale." The single-family residential subdivision district is the core development among several subdivisions—including Monte Mar Vista, Country Club Highlands, and Cheviot Knolls—that were later combined to form the neighborhood collectively known today as Cheviot Hills.

Architectural styles represented in ads depict large houses in revival styles including Tudor, American Colonial, and Spanish Colonial Revival. Given the affluence of the area's residents who had the financial means to retain top architects to design their homes, known architects who designed properties in the area during the 1920s and 1930s include John L. DeLario, Roland E. Coates, and Eugene R. Ward. Developer Forrester designed his own house in the district in an elaborate Tudor Revival style. Despite the moderate to large lots, some of the houses are so expansive that they extend across several parcels.

Although many of the original houses in the Monte Mar Vista Planning District have been replaced and many remaining houses have been extensively altered, the district retains its original feeling of exclusivity in the variety of architectural styles and the large sizes of the houses and its proximity to the two remaining country clubs. Therefore, while the district does not appear to retain sufficient integrity or cohesion to be eligible for listing as a historic district, it may warrant special consideration in the local planning process.

**Context 1:**

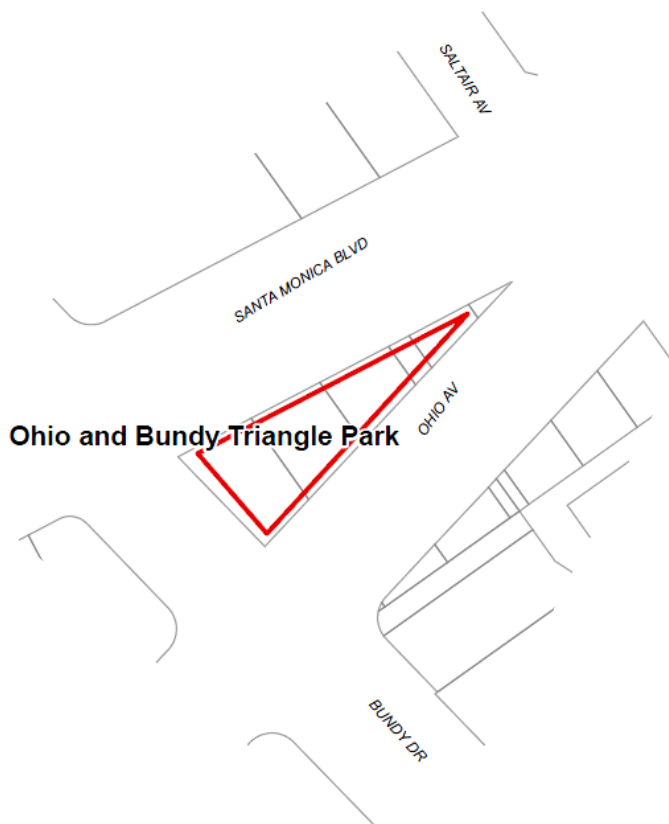
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Developers and the Development Process, 1888-1975
Sub theme:	Community and Operative Builders, 1888-1940
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	A good example of a residential subdivision from the early 20th century. Represents residential patterns of development in West Los Angeles.

**Name: Ohio and Bundy Triangle Park****Description:**

Ohio and Bundy Triangle Park is bound by Santa Monica Boulevard to the north, Ohio Avenue to the south, and South Bundy Drive to the west. The park occupies a triangular area created by the intersection of three streets: Santa Monica Boulevard; South Bundy Drive; and Ohio Avenue. Demarcating the intersection, the small park has granite and wood park benches that flank a granite-block paved pedestrian walkway that intersects the property. Completely gated by a tall iron fence, the park is surrounded by mature vegetation.

**Significance:**

Ohio and Bundy Triangle Park is significant as an excellent example of a civic improvement in West Los Angeles that reflects the value of urban planning, local beautification efforts, and demonstrates the contribution of civic improvements to the aesthetics of the community. The triangular area very likely dates to the establishment of roadways in this area. The triangular area is depicted on a 1948 Sanborn map with no additional information identified regarding its usage during that period. With its heavy granite and wood benches, mature vegetation, and granite block paving that is typical of civic improvements constructed during the early decades of the twentieth century, the construction date of the park is estimated through visual observation to 1925.

**Context 1:**

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Monumental Civic Improvements, 1916-1940
Sub theme:	No SubTheme

Property type:	Landscape
Property sub type:	Landscaped Median
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and intact example of a small landscaped park in West Los Angeles. The only example of its property type observed in the area.

**Name: Rancho Park Golf Course/Cheviot Hills Recreation Center**

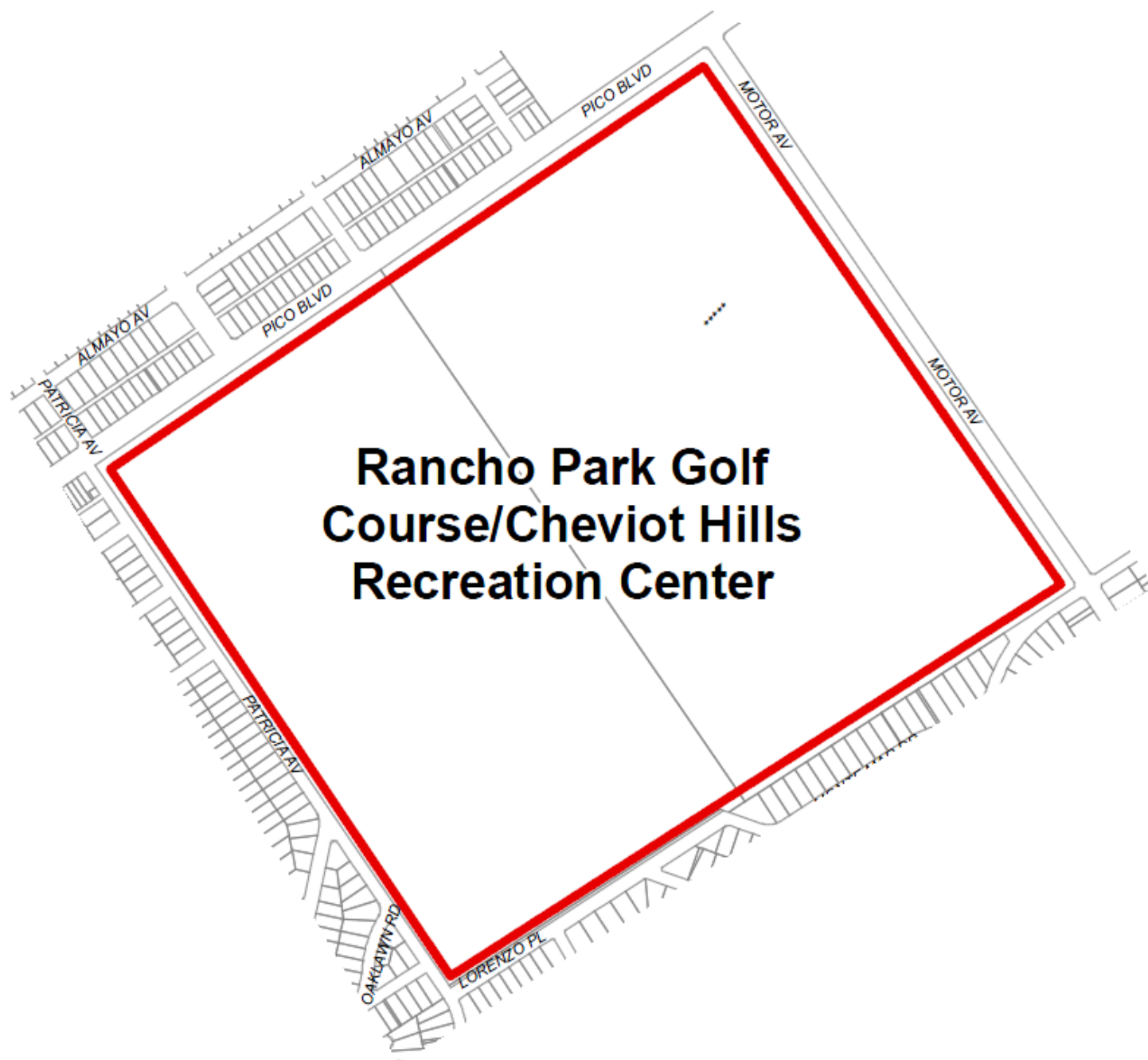


**Description:**

Occupying two expansive rectangular parcels, the Rancho Park Golf Course/Cheviot Hills Recreation Center is bounded by Pico Boulevard to the north, Motor Avenue to the east, Monte Mar Drive and Lorenzo Place to the south, and Patricia Avenue to the west. Located on the south side of Pico Boulevard, a major commercial corridor, the golf course is surrounded by single-family residences to the west and south and the Cheviot Hills Park and Recreation Center and Hillcrest Country Club to the east. The grounds contain an 18-hole golf course with mature vegetation, a Spanish Colonial Revival-style clubhouse, asphalt-paved parking lots along the northern edge of the property, a driving range along the western perimeter, and an archery range and maintenance enclave near the center of the property.

**Significance:**

The Rancho Park Golf Course/Cheviot Hills Recreation Center is significant as an example of a longstanding recreational facility that represents the history of recreation and leisure in West Los Angeles. Opened as the Ambassador Links in 1921, the Rancho Park Golf Course was originally developed by the Ambassador Hotel to provide excursion activities for its guests. The golf links were designed by eminent English "golf architect" Herbert Fowler. In 1922, the name was changed to Rancho Golf Club, and in 1933 the IRS seized the property for non-payment of taxes. In 1934, the approximately 186-acre course was reopened as a public facility under its present name. The golf course was advertised as a local amenity by developers of the surrounding residential subdivisions such as Cheviot Hills and Monte Mar Vista. Rancho Park Golf Course provides green open space and recreational opportunities in West Los Angeles.

**Context 1:**

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Private Recreational Facilities, 1880-1980
Sub theme:	Golf Courses, 1880-1980
Property type:	Landscape
Property sub type:	Golf Course
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Longstanding recreational facility that represents early patterns of development in West Los Angeles.

**Name: Stoner Park Japanese Garden****Description:**

This small landscaped Japanese garden is located in the eastern section of Stoner Park, in the Sawtelle neighborhood of West Los Angeles. Accessed by a pedestrian path that diverts slightly from, yet parallels, the nearby sidewalk, the garden is bounded by Nebraska Avenue to the north, Stoner Avenue to the East, Missouri Avenue to the south, and Westgate Avenue to the west. It is paved with small smooth rocks, includes traditional Japanese landscape design elements and is adorned with a stone lantern, inset pebble paving, mature examples of Japanese dwarf trees and flowering plants, and other mature vegetation.

**Significance:**

Continuously reinterpreted throughout the decades, the Stoner Park Japanese Garden, with its mature vegetation and commemorative plaques, is significant as an excellent example of a Japanese-style public garden in West Los Angeles that was established prior to World War II. In the 1930s, it was one of many Japanese-style gardens and Japanese-owned nursery businesses in the Sawtelle neighborhood of West Los Angeles, a historically Japanese-American ethnic enclave, which reflects the longstanding Japanese-American influence in the Sawtelle neighborhood of West Los Angeles. The property originated in 1931, when a group of Japanese-Americans planted a garden in the Sawtelle neighborhood's Stoner Park "for the promotion of better understanding."

**Context 1:**

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Japanese Style Gardens, 1946-1969
Sub theme:	No SubTheme
Property type:	Landscape
Property sub type:	Japanese Style Garden
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Japanese style garden associated with the Japanese-American community in West Los Angeles.