



# Historic Resources Survey Report **Palms–Mar Vista–Del Rey 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 Palms–Mar Vista–Del Rey Community Plan Area (CPA). This project was undertaken from September 2011 to July 2012 by Historic Resources Group (HRG).

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 surveyed 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. In addition, a Survey Results Map has been prepared which graphically illustrates the boundaries of the survey area and the location and type of all resources identified during the field surveys. The Master Report, Survey Report, Appendices, and Results Map are available at [www.surveyla.org](http://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.
- Industrial properties, which will be surveyed in a later phase of SurveyLA.

### ***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 or duplex. 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 Palms-Mar Vista-Del Rey CPA survey was conducted by Historic Resources Group. 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 Robby Aranguren, Planning Associate; with additional assistance provided by intern Debi Howell-Ardila. Kari Fowler served as the project manager.

## Survey Area

The identified survey area (“Survey Area”) corresponds with the boundary of the Palms-Mar Vista-Del Rey Community Plan Area (CPA). Located approximately 10 miles west of downtown Los Angeles, the CPA has an irregular boundary, generally defined by West Pico Boulevard and the Santa Monica Freeway (Interstate 10) on the north, Hughes Avenue and the San Diego Freeway (Interstate 405) on the east, West Jefferson Boulevard on the south, and Lincoln Boulevard/State-Route 1, Walgrove and South Centinela Avenues on the west. The CPA is surrounded by the communities of Venice, West Los Angeles, West Adams – Baldwin Hills – Leimert Park, Westchester – Playa Del Rey, and the cities of Santa Monica and Culver City. (See Survey Area Map below.)

The Palms-Mar Vista-Del Rey CPA consists of a total of 22,015 parcels. Of these, 20,488 were surveyed by SurveyLA. SurveyLA generally does not include properties constructed after 1980, or individual resources or historic districts (including Historic Preservation Overlay Zones, or HPOZs) designated under federal, state, or local programs. The CPA has one designated district, the Gregory Ain Mar Vista Tract HPOZ, which includes 52 contributing properties. The Mar Vista Tract, which is roughly bounded by Palms Boulevard (north), Meier Street (east), Marco Place (south), and Beethoven Street (west), was not surveyed.

The topography of the Palms-Mar Vista-Del Rey CPA consists primarily of a flat plain in the southern section, with rolling hillsides extending into the north. A majority of the CPA is occupied by low-density residential neighborhoods, with adjacent commercial strips along major corridors, as well as medium and high-density multi-family dwellings. Industrial properties are concentrated primarily in the southwest corner of the CPA, with a few industrial properties found in the northwest and northeast.<sup>1</sup>

The Palms-Mar Vista-Del Rey CPA spans just over 5,200 acres, or approximately two percent of the land in the City of Los Angeles. The street patterns of the CPA generally

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<sup>1</sup> Areas that are zoned for industrial use were not surveyed as part of the Palms-Mar Vista-Del Rey CPA; industrial properties will be surveyed in a later phase of SurveyLA.





reflect the stages in its development history. Much of the CPA is lined with orthogonal streets, reflecting the configuration typical of early 20th-century development. These grids are interspersed with curvilinear streets more typical of the post-World War II era (though the trend had its roots in the late 1930s, as the Federal Housing Administration began promulgating new ideas for “planning the neighborhood”). One novel exception is “The Oval” Planning District, located near Inglewood Boulevard and Washington Place, which was subdivided as an oval-shaped tract in 1912. Relatively consistent block and parcel sizes throughout large swaths of the CPA reflect its long history as a primarily residential area.

Major transportation routes through the CPA include Interstate 405 along the eastern border, and Interstate 10, which is near (and intersects at points) the northern border. In addition, three state routes traverse the CPA: the Pacific Coast Highway (State Route 1), near the western border, the Marina Freeway (State Route 90), which crosses the southern portion, and Venice Boulevard (State Route 187). Major east-west corridors through the CPA include Pico, Palms, and National Boulevards. In addition, Culver Boulevard cuts a diagonal path through the southeast corner of the CPA. Major north-south arteries include Centinela Avenue and Inglewood Boulevard.

During the Spanish and Mexican eras, the Palms-Mar Vista-Del Rey CPA was occupied primarily by farms and agricultural lands. Two major triggers for urbanization in the CPA occurred in the nineteenth century: the 1875 arrival of the railroad (in this case, the Los Angeles and Independence Railroad, which became the Southern Pacific network in 1877), and the regional real-estate and population boom of the 1880s. While their development progressed largely in tandem, each area of the CPA has a unique history and character.

In the 1870s, “the Palms” was home to agricultural lands and some services and amenities. When the regional railway arrived in the mid-1870s, Palms became the halfway point between Los Angeles and Santa Monica (its first store, the “Half Way House,” reportedly took its name from this noteworthy location). In the 1880s, development began in earnest and the CPA’s first residential subdivisions were laid out near the railroad and new Southern Pacific depot. New construction, such as a hotel, post office, and store, as well as the expansion of infrastructure, continued through the remainder of the nineteenth century. Early in the 20th century, the arrival of the Pacific Electric streetcar line improved access to Palms and facilitated expansion and settlement. In 1915, Palms was annexed to the City of Los Angeles.

The foundation for the earliest residential development in what would later become Mar Vista was established in 1904, when over 500 acres spanning four tracts – Ocean Park Heights, East Ocean Park, Roseboro Villa, and Rancho del Mar – were subdivided and offered for sale. This area would become known collectively as Ocean Park Heights. Promotion of the tracts featured their proximity to the ocean and fertility of the soil. Despite the development of these early residential tracts, throughout the first two decades of the 20<sup>th</sup> century large areas of undeveloped land and agricultural fields remained in Mar Vista, including numerous truck farms established by Japanese-

American growers. Other improvements arrived slowly, with construction only beginning in earnest during the boom of the 1920s; the amount of subdivided land in Mar Vista more than doubled between 1923 and 1926 alone. In contrast to the larger parcel sizes of the early-20th century tracts, 1920's subdivisions generally offered smaller, urban-sized parcels (in a general configuration that remains intact). By 1924, a Chamber of Commerce was established for the community, and in 1925, Ocean Park Heights was re-named (essentially) its Spanish equivalent, Mar Vista.

By the mid-1920s, Mar Vista remained the only section of unincorporated county land in the area, surrounded by Santa Monica on the north (incorporated in 1886), Culver City on the south (incorporated in 1917), Palms on the east (annexed to the City of Los Angeles in 1915), and Venice on the west (consolidated with the City of Los Angeles in 1925). As Mar Vista's residential community expanded, the need for improved municipal services resulted in a vote in March 1927 to join the City of Los Angeles.

The area now known as Del Rey was originally the home of Barnes City, the winter quarters for Al Barnes' Wild Animal Circus and Zoo. In circa 1920, Barnes had reportedly moved his circus and zoo from Venice to the area now comprising the southeast portion of the CPA, and by 1923 a new zoo and other facilities had been completed. Barnes City was generally bounded by Washington Boulevard (north), Sawtelle Boulevard (east), Culver Boulevard (south), and Berryman Avenue (west), and decisions about the area and its development were made exclusively by Barnes. Through the 1920s new residents settled in Barnes City, not all of whom worked for (or were sympathetic to) Barnes and his zoo. In February 1926, voters approved an initiative to incorporate as an independent city and demanded the election of an independent Board of Trustees, ending Barnes' exclusive control over the area. In April 1926 the new board was selected, but in September 1926 voters decided to consolidate with the City of Los Angeles. At that point Barnes moved his circus and zoo to a location in the San Gabriel Valley, and in 1928 the former Barnes-owned land became Barnes Square. Although approved in 1926, consolidation was postponed as litigation over Barnes City played itself out in the courts. In 1930, Barnes City was officially declared part of the City of Los Angeles. There are only a few remaining remnants associated with Barnes and his Wild Animal Circus and Zoo.

The development history of all three areas is tied to advances in transportation during the first quarter of the 20th century. In the 1900s, settlement had been facilitated by the establishment of the Pacific Electric streetcar line, which connected Palms-Mar Vista-Del Rey with downtown Los Angeles and Santa Monica. Three Pacific Electric lines traversed the eastern quadrant of the CPA, forming a triangle along Venice Boulevard, Centinela Avenue, and Culver Boulevard. By the 1920s, the popularity of the automobile not only expanded development across the CPA but also transformed the original business district of Los Angeles into an area so congested with traffic that it spurred westward development. Although substantially west of downtown, the Palms-Mar Vista-Del Rey CPA felt the ripple effects of this expansion.



Additionally, the character and pace of development in the Palms-Mar Vista-Del Rey CPA was influenced by shifts in its economy during the first decades of the 20th century. Agricultural land gave way to industrial concerns, as production plants for the aircraft industry were established in the area. During the 1930s, Douglas and Hughes Aircraft relocated to areas bordering Mar Vista. In addition, with the discovery of oil in Baldwin Hills in 1924, then Playa Del Rey and Venice in 1932, the petroleum industry became instrumental in the development of the CPA, and oil-related properties such as derricks and oil-industry worker housing began to emerge as part of the landscape.<sup>2</sup>

In the early 1940s, with a healthy employment base to attract new residents, housing subdivisions were constructed at an accelerated rate. This expansion continued throughout the 1940s, as new residential areas were added to accommodate defense-industry workers who poured into the region during World War II, and returning servicemen and other new residents after the war. Beginning in the late 1930s, residential expansion was fueled by the programs of the Federal Housing Administration (FHA). One such example in the CPA is Westside Village, a late-1930s development designed by Fritz B. Burns and Fred Marlow consisting of small, affordable homes designed with an eye toward conforming to FHA lending policies and preferences. At Westside Village, Burns pioneered the use of an assembly-line production process for construction, and developed a prototype that he would use in later developments including the Kaiser Community Homes in Panorama City.<sup>3</sup>

By 1945, with the postwar population boom worsening an already urgent housing crisis, most of the CPA's remaining farms and open lands gave way to residential tracts. Property types reflecting this period throughout the CPA include a range of single-family residences, large-scale residential tracts, and multi-family dwellings. The late 1950s also saw construction of the San Diego Freeway, or Interstate 405, which defines portions of the CPA's eastern border.

Significant post-World War II expansion of the aircraft manufacturing industry fueled economic growth and new development. Employers such as Douglas Aircraft, as well as entertainment concerns such as MGM Studios, both of which were in proximity to the CPA, attracted many new settlers to the area. Along with more residents came the need for an increase in services and amenities, resulting in significant commercial, civic, institutional, and infrastructural development in the mid-20<sup>th</sup> century. This is reflected in the CPA's numerous densely developed commercial corridors, as well as postwar expansion of a variety of building types.<sup>4</sup>

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<sup>2</sup> Areas that are zoned for industrial use were not surveyed as part of the Palms-Mar Vista-Del Rey CPA; industrial properties will be surveyed in a later phase of SurveyLA.

<sup>3</sup> Westside Village does not retain sufficient integrity, cohesion, or planning elements to meet the eligibility standards for a historic district, or to merit special consideration as a planning district. However, it is noted here because of its importance to the development of Mar Vista and the work of Fritz B. Burns.

<sup>4</sup> There is a lack of information about the specific influence of ethnic groups on the development of the CPA. While a number of ethnic and minority groups lived in the area, it is difficult to isolate resource types or neighborhoods of the CPA reflecting the heritage of individual groups. Additional research on

## Designated Resources

The following map depicts designated resources within the Palms-Mar Vista-Del Rey CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM) and Historic Preservation Overlay Zones (HPOZ).

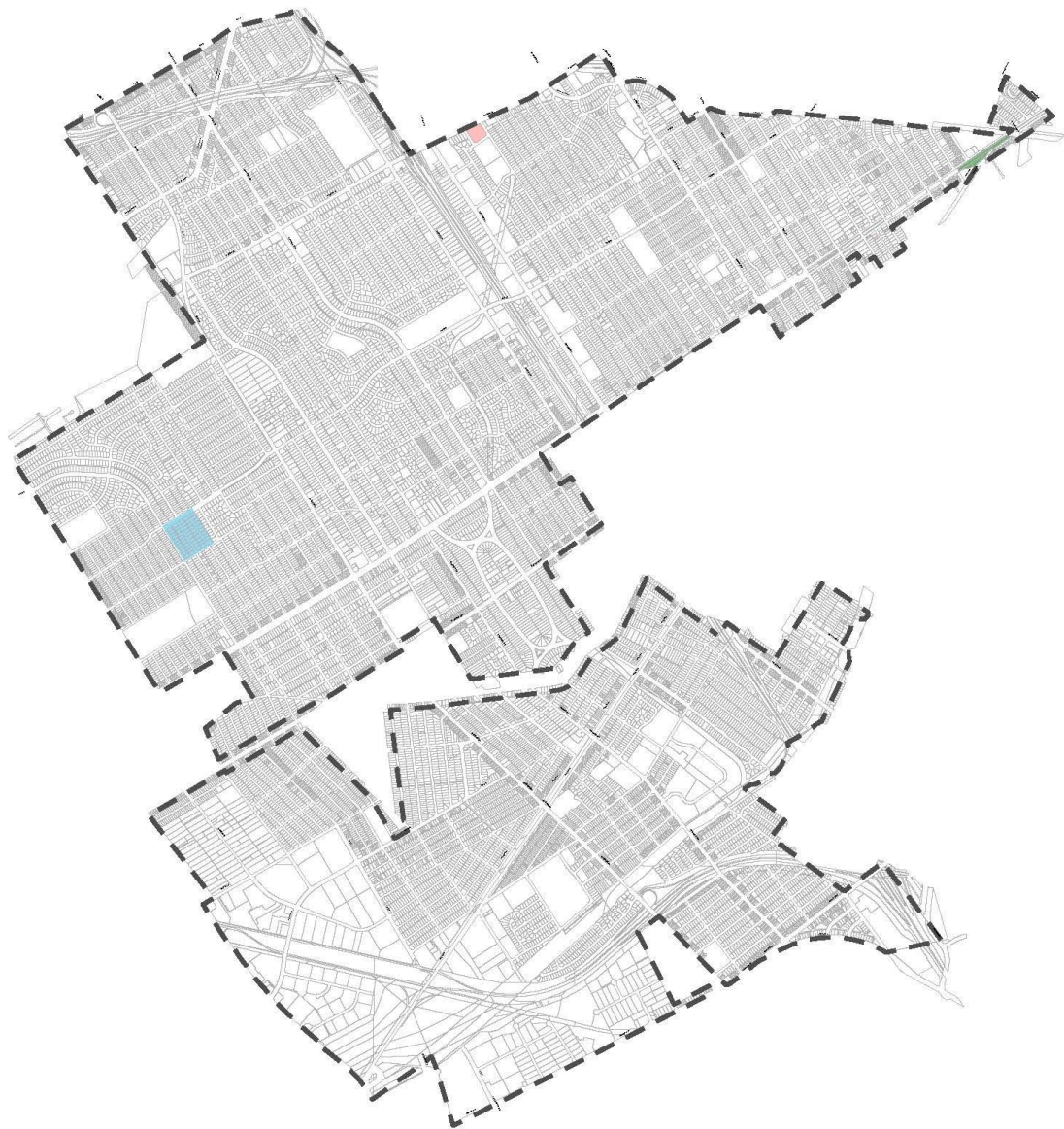
The PDF-format of survey findings for this CPA (available at [www.surveyla.org](http://www.surveyla.org)) provides more detailed information on resources already designated at the time of the survey. For the most up-to-date information on designated resources contact the Office of Historic Resources.

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the history of ethnic groups and minorities in the CPA may aid future surveyors in identifying ties between extant resources and ethnic heritage.

# Palms - Mar Vista - Del Rey

## Designated Resources



### Legend

- City Historic-Cultural Monument (HCM)
- Listed in the National Register, Listed in the California Register (Status Code 1)
- Formally determined eligible for listing in the National Register, Listed in the California Register (Status Code 2)
- City Historic Preservation Overlay Zone (HPOZ)

## 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).<sup>5</sup>

A number of other community plan areas were being surveyed concurrently with the Palms-Mar Vista-Del Rey CPA. Prior to commencing fieldwork in Palms-Mar Vista-Del Rey, the project managers of these CPAs coordinated to conduct a group reconnaissance of each area. Project managers included Christy McAvoy and Kari Fowler of Historic Resources Group; Leslie Heumann of Sapphos Environmental, Inc.; and Teresa Grimes of Galvin Preservation Associates. The purpose of this group reconnaissance was to establish consistency among the various survey areas, specifically regarding the application of the historic context statement and establishment of integrity thresholds.

Following this group reconnaissance, 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 Survey Area was divided into three geographic sub-areas based upon logical neighborhood boundaries.

The field work was conducted in two phases: *Identification* and *Documentation*. The Identification 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 ensured a more thoughtful approach to resource identification and evaluation, created greater consensus among the field survey teams, and produced more consistent survey results. It also substantially streamlined the documentation process, enabling the field teams to document large numbers of properties quickly and efficiently.

Once the Identification Phase was completed, the Documentation Phase began. During this phase, field work was conducted by teams of two. 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.

The field surveys were conducted from the public right-of-way. Documentation included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. Surveyed properties include individual residential, commercial and institutional buildings; as

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<sup>5</sup> For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

well as intact groupings of properties. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout.

Survey teams conducted research on individual properties and neighborhoods throughout the field survey process. When specific information was needed in order to complete an evaluation, additional research was conducted using building permits, historical newspapers and periodicals, Sanborn maps, as well as the collections of the Online Archive of California and the Los Angeles Public Library Photo Collection.

Additional research on the subdivision and development of historic tracts helped to identify potentially significant historic districts. This research included the area's earliest tracts, such as Ocean Park Heights, as well as its numerous post-World War II tracts planned by well-known developers, such as Paul W. Trousdale's Westdale Village. This research was greatly informed by materials provided by the Mar Vista Historical Society. Specific research was also conducted on the establishment of Barnes City, a short-lived municipality in what is now Del Rey.

# 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 Palms-Mar Vista-Del Rey Survey Area contains a diverse range of extant property types, representing a number of periods of development and displaying a wide variety of integrity levels. The following is a brief summary of those property types that were documented and evaluated as historically, culturally, or architecturally significant.

### *Residential Properties*

The survey identified a number of intact single-family houses, primarily dating from the first two decades of the 20<sup>th</sup> century, which represent the area's earliest phase of residential development. A small number of early apartment houses were identified, as well as a multi-family residential historic district comprising an intact collection of 1950s apartment buildings. Identified planning districts which represent important patterns of residential suburbanization include an automobile suburb dating from 1912, as well as a postwar suburb dating from the late 1940s. The survey area also contains two intact examples of mid-20<sup>th</sup> century garden apartment complexes.

In addition, a number of residential properties were identified for their architectural merit. These properties date from the 1910s through the 1930s, and display the prevalent styles from the period, including Craftsman, Neoclassical, Spanish Colonial Revival, and Tudor Revival.

### *Commercial Properties*

The survey identified a number of intact examples of commercial properties, constructed between the 1920s and the 1950s, primarily serving adjacent residential neighborhoods. Typically located along major commercial corridors, examples include a 1920s bank building, a mid-20<sup>th</sup> century bowling alley, and two early auto-related properties (a service station and auto showroom). Two commercial properties were identified as long-time neighborhood businesses that have remained in continuous operation since they were first established decades ago. A 1960s office building was identified as an excellent example of the Corporate International style. A fast-food restaurant was identified as a rare remaining example of Programmatic architecture in Los Angeles. In addition, two neighborhood commercial centers were evaluated as historic districts.



### ***Institutional Properties***

The survey identified one example of an LAUSD school building dating from the period following the 1933 Long Beach Earthquake. Isolated examples of government service and public utility buildings were identified, including DWP distributing and receiving stations, a post-World War II fire station, and a former post office. In addition, several properties were identified for their architectural merit, including a Spanish Colonial Revival church, a Late Moderne school, and a Googie-style bowling alley.

## **Summary of Contexts and Themes**

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Palms-Mar Vista-Del Rey 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 Palms-Mar Vista-Del Rey. 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: 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 were evaluated under this Context/Theme. Such properties may be one of the first residences in the area, or a rare surviving example of the area's earliest development. In the Palms-Mar Vista-Del Rey survey area, these properties were typically single-family residences dating from the first two decades of the 20<sup>th</sup> century. Many of these are located in the Ocean Park Heights area of Mar Vista.



**Address:** 3451 S. Motor Avenue

**Date:** 1916



**Address:** 3701 S. Cardiff Avenue

**Date:** 1904



**Address:** 3563 S. Motor Avenue

**Date:** 1904



**Address:** 3709 S. Mountain View Avenue

**Date:** 1906

## **Context: Residential Development & Suburbanization, 1850-1980**

### **Theme: Automobile Suburbanization, 1908-1937**

#### **Sub-Theme: Suburban Planning and Development, 1908-1937**

This Context/Theme was used to evaluate “The Oval” Planning District, an early residential subdivision in Mar Vista. Originally subdivided in 1912, the tract was designed by preeminent landscape architect and urban planner Wilber David Cook, Jr. Cook laid out the unique planning and landscape features that characterize the tract, including its oval-shaped internal street pattern, triangular island lots, deep front yard setbacks, and wide grassy parkways with mature palm trees. These features contribute to a strong sense of time and place. Due to alterations to individual residences and later development, the area does not possess sufficient cohesion to meet eligibility standards as a historic district. However, the district does retain its original master planning and landscape design features and therefore may warrant special consideration for local planning purposes.



**Name:** “The Oval” Planning District

**Description:** Street view



**Name:** “The Oval” Planning District

**Description:** Street view



**Name:** “The Oval” Planning District

**Description:** Street view



**Name:** “The Oval” Planning District

**Description:** Street view



## **Context: Residential Development & Suburbanization, 1850-1980**

### **Theme: Post-War Suburbanization, 1938-1975**

#### **Sub-Theme: Suburban Planning and Development, 1938-1975**

This Context/Theme was used to evaluate the Westdale Residential Planning District, a post-World War II planned residential subdivision in Mar Vista. The development was originally subdivided in 1947 by prominent Los Angeles real estate developer Paul W. Trousdale, and designed in collaboration with noted Los Angeles architect Allen Siple, and highly-regarded horticulturalist and nurseryman Paul Howard. Developed between 1947 and the late 1950s, the district contains approximately 800 parcels, improved primarily with one-story single-family residences in the Minimal Traditional and Ranch styles. Other features include an insular internal street pattern, consistent lot sizes, uniform setbacks, concrete sidewalks, landscaped parkways with mature street trees, and the absence of front yard walls and fences. Despite its significance, the area does not retain sufficient integrity or cohesion to meet eligibility standards for a historic district, primarily due to alterations to original residences. However, the district does retain its original master planning and landscape design features which contribute to a strong sense of time and place. Therefore, this area may warrant special consideration for local planning purposes.



**Name:** Westdale Residential Planning District  
**Description:** Street view



**Name:** Westdale Residential Planning District  
**Description:** Street view



**Name:** Westdale Residential Planning District  
**Description:** Street view



**Name:** Westdale Residential Planning District  
**Description:** Street view

## **Context: Residential Development & Suburbanization, 1850-1980**

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

#### **Theme: Multi-Family Residential, 1910-1980**

#### **Sub-Theme: Garden Apartment, 1938-1960**

Significant examples of garden apartment complexes were evaluated under this Context/Theme. Two examples were identified in Palms-Mar Vista-Del Rey, both dating from the 1950s, including one private apartment complex and one public housing complex. This property type is characterized as a large superblock containing multiple similarly-styled residential buildings oriented around common courtyards or set within a larger landscape.



**Address:** 3330 Sepulveda Boulevard  
**Name:** Sepulveda Rose Apartments  
**Date:** 1959



**Address:** 11965 Allin Street  
**Name:** Mar Vista Gardens  
**Date:** 1954

## **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**

This Context/Theme was used to evaluate the Barrington Multi-Family Residential Historic District, a highly intact and cohesive collection of 1950s apartment buildings in Mar Vista. The district is composed of 28 two-story multi-family residences located along both sides of Barrington Avenue. All of the apartment houses were constructed in 1953 and are designed in the Mid-Century Modern and Minimal Traditional styles. Common features include rectangular building forms; low-pitched hip roofs; smooth stucco exteriors with wood or brick accents; and flush-mounted metal-frame windows. The district also displays a well-maintained and comprehensive landscape, including wide grassy parkways along the street, deep front yards and planter boxes, and private interior courtyards.



**Name:** Barrington Multi-Family Residential Historic District

**Description:** Street view



**Name:** Barrington Multi-Family Residential Historic District

**Description:** Street view



**Address:** 3137 S. Barrington Avenue

**Date:** 1953



**Address:** 3192 S. Barrington Avenue

**Date:** 1953



## **Context: Commercial Development, 1850-1980**

### **Theme: Neighborhood Commercial Development, 1875-1960**

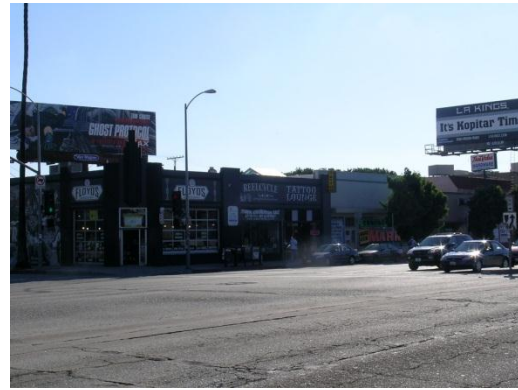
#### **Theme: Neighborhood Commercial Centers, 1875-1960**

This Context/Theme was used to evaluate two intact collections of neighborhood commercial development, both located in Mar Vista. The Venice–Grand View Commercial Historic District is a cohesive grouping of low-scale commercial buildings located along the Venice streetcar line in what was then the heart of Mar Vista. Developed between 1924 and 1960, the district contains Mar Vista’s earliest commercial development but was not fully built out until after World War II, which coincides with the larger pattern of residential development in the area. Today, this district is a remnant of low-scale, early- and mid-20<sup>th</sup> century commercial development along the Venice Boulevard corridor, and serves to demarcate the historic core of Mar Vista.



**Name:** Venice–Grand View Commercial Historic District

**Description:** Street view



**Name:** Venice–Grand View Commercial Historic District

**Description:** Street view

The Colonial Corners Commercial Historic District is composed of three one- and two-story commercial buildings situated at a prominent residential intersection. Constructed between 1948 and 1962, these three corner buildings were developed by noted horticulturalist Paul Howard, whose California Flowerland nursery originally occupied the fourth corner.<sup>6</sup> In 1947, Howard collaborated with prominent Los Angeles developer Paul Trousdale on the landscape design for the adjacent Westdale Village neighborhood. Situated at the convergence of several post-World War II residential tracts, Colonial Corners responds to surrounding development with its pedestrian orientation and articulated facades. Designed in the American Colonial Revival style, each building displays a similar but unique design. All display a double-height, eight-sided tower at the corner, making them a strong visual landmark for the surrounding community.

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<sup>6</sup> The California Flowerland property was redeveloped with a new bank building in the 1970s.



**Name:** Colonial Corners Commercial Historic District  
**Address:** 11705 W. National Boulevard  
**Date:** 1962



**Name:** Colonial Corners Commercial Historic District  
**Address:** 11685 W. National Boulevard  
**Date:** 1961



**Name:** Colonial Corners Commercial Historic District  
**Address:** 11660 W. National Boulevard  
**Date:** 1948

## **Context: Commercial Development, 1850-1980**

### **Theme: Commercial Identity, 1850-1980**

This Context/Theme was used to evaluate two examples of longstanding local businesses, both of which are located on Motor Avenue in the community of Palms. The Palms Market is a rare example of an early neighborhood market still in operation at its original location. The Palms Cycle Shop has been in business at its current location since 1930. Both buildings display a neon blade sign at the roofline.



**Address:** 3568 S. Motor Avenue  
**Name:** Palms Market  
**Date:** 1923



**Address:** 3770 S. Motor Avenue  
**Name:** Palms Cycle Shop  
**Date:** 1923

## **Context: Commercial Development, 1850-1980**

### **Theme: Commercial Development and the Automobile, 1910-1980**

#### **Sub-Theme: Programmatic/Mimetic, 1918-1950**

This Context/Theme was used to evaluate a rare example of Programmatic architecture in Los Angeles. Originally constructed by "Chili Bowl King" Arthur Whizin, this Chili Bowl restaurant building was designed to resemble a bowl of chili. Eighteen Chili Bowl restaurants were constructed throughout the Los Angeles area by 1933; this may be the only remaining example. Surviving examples of programmatic and mimetic architecture have become extremely rare in Los Angeles, a city once known for this whimsical form of roadside architecture.



**Address:** 12244 W. Pico Boulevard

**Name:** Chili Bowl

**Date:** 1931

## **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 period immediately following World War II were evaluated under this Context/Theme for their association with Los Angeles' postwar growth and expansion. One example of a postwar fire station was identified in Mar Vista. In Palms, the survey identified a rare undesignated example of a fire station that pre-dates World War II.<sup>7</sup> Both fire stations identified by the survey have been decommissioned and are vacant.



**Address:** 3631 S. Centinela Avenue  
**Name:** Fire Station No. 62  
**Date:** 1950



**Address:** 10234 W. National Boulevard  
**Name:** Fire Station No. 43  
**Date:** 1942

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<sup>7</sup> Most fire stations from this period are already designated as Historic-Cultural Monuments, so a separate theme for pre-war fire stations has not been developed. Therefore, this example was evaluated using the "Other" context.

**Context: Public & Private Institutional Development, 1850-1980**

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

**Theme: Federal Infrastructure & Services, 1850-1980**

**Sub-Theme: U.S. Postal Service & Post Office Construction, 1850-1980**

This Context/Theme was used to evaluate a highly intact example of a post-World War II post office building in Palms. Originally constructed in 1950, this former post office is currently being used as an office.



**Address:** 3740 S. Motor Avenue

**Date:** 1950



## **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 the Palms-Mar Vista-Del Rey survey area, the best examples are of the two-story variation, which typically possess more of the architectural details associated with the Arts and Crafts movement, including horizontal wood siding, overhanging eaves, wood eave brackets, exposed purlins and rafter tails, and large front porches.



**Address:** 3744 S. Barrington Avenue  
**Date:** 1908



**Address:** 3734 S. Grand View Boulevard  
**Date:** 1906



**Address:** 3658 S. Mountain View Avenue  
**Date:** 1915

**Context: Architecture & Engineering, 1850-1980**

**Theme: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Architecture, 1865-1950**

**Sub-Theme: Neoclassical, 1885-1927**

This Context/Theme was used to evaluate a rare and highly intact example of Neoclassical multi-family residential architecture in Palms. Constructed in 1915, this property is believed to be the oldest extant apartment house in Palms, and therefore was also evaluated under the Early Multi-Family Residential Development theme.



**Address:** 9813 W. Venice Boulevard

**Date:** 1915

**Context: Architecture & Engineering, 1850-1980**

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

**Theme: Related Responses to Modernism, 1926-1970**

**Sub-Theme: Late Moderne, 1936-1960**

This Context/Theme was used to evaluate an excellent and highly intact example of a Late Modern public school building. Palms Middle School is a rare example of the style in the Palms-Mar Vista-Del Rey survey area.



**Address:** 10860 W. Woodbine Street

**Name:** Palms Middle School

**Date:** 1949

## **Context: Architecture & Engineering, 1850-1980**

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

**Theme: Post-War Modernism, 1946-1976**

**Sub-Theme: Corporate International, 1946-1976**

This Context/Theme was used to evaluate an excellent and highly intact example of a Corporate International-style high-rise office building. Constructed in 1963, the Brotman Medical Center is composed of two distinct volumes. The western volume is clad in a combination of smooth stucco and glass block, while the eastern volume features a curved facade with a glass curtain wall. The projecting ground story is topped by a curved canopy. These diverse architectural elements come together to create a distinctive example of the style.



**Address:** 9808 W. Venice Boulevard

**Name:** Brotman Medical Center

**Date:** 1963

## For Further Reading

The following is a list of general sources on the history and development of the Palms-Mar Vista-Del Rey area. This list is not comprehensive but is being provided for informational purposes.

Bottles, Scott L. Los Angeles and the Automobile: The Making of a Modern City. Berkeley: University of California Press, 1987.

Chase, John. Glitter, Stucco and Dumpster Diving: Reflections on Building Production in the Vernacular City. New York: Verso, 2000.

Garrigues, George. Images of America: Los Angeles's The Palms Neighborhood. Charleston, SC: Arcadia Publishing, 2009.

Hise, Greg. Magnetic Los Angeles: Planning the Twentieth-Century Metropolis. Baltimore: The Johns Hopkins University Press, 1997.

Mar Vista Historical Society website: <http://www.marvistahistoricalsociety.net/>.

