

Districts

Name: Atwater Village Equestrian Historic District



Description:

The Atwater Village Equestrian Historic District is an equestrian community located in the central area of Atwater Village. Situated along the Los Angeles River, the community enjoys access to riverside trails as well as sweeping views of Griffith Park to the west. The district includes properties south of Chevy Chase Drive, and north of Veselich Avenue, between the L.A. River on the west and the abutting residential neighborhood on the east. Two interior streets – Verdant Street and Rigali Avenue – become private dirt roadways within the district. The Van Luit Complex is a designated Historic-Cultural Monument (HCM #1116), and the North Atwater Park is part of the designated Historic-Cultural Monument for Griffith Park (HCM #942); these properties are not part of the district.

The district is composed of public and private equestrian properties, most of which are not fully visible from the public right-of-way. The district is exclusively equestrian in its development, though individual properties vary widely in terms of size, type, and physical features. Properties are organized around a system of dirt roadways, pedestrian paths, and equestrian trails, with mature trees throughout. The Los Angeles River Equestrian Trail is a shaded dirt horse trail that runs along the eastern bank of the L.A. River and is accessible from various points within the equestrian area. Much of the trail is shaded by mature trees – including pepper, elm, pine, and eucalyptus – and is separated from a paved access road by a chain link fence. Two unique features are situated along this riverside trail. These include a painted sign for the River Ridge Stable, composed of metal panels on a wooden frame with long-arm metal lamps. Additionally, there is a tile marker set into a rock identifying this area as part of the Juan Bautista de Anza National Historic Trail, so designated by the National Park Service.

Just south of North Atwater Park and adjacent to the L.A. River is the North Atwater Horse Arena, composed of an open equestrian riding arena enclosed by a metal perimeter fence. Across from the public arena is a property owned by the San Rafael Hunt Club, containing a private riding arena and open equestrian space enclosed in a metal perimeter fence. South of the San Rafael riding arena is a one-story private residence at 4001 Verdant Street. East of this residence is The Children's Ranch at 4007 Verdant Street. The property appears to contain a one-story residential building; however, it is largely obscured by tall wood perimeter fences. Across the street from The Children's Ranch is the main property for the San Rafael Hunt Club at 4010-4012 Verdant Street. The property contains a stable with a painted sign reading "San Rafael Hunt Club" and the image of a horse, and is enclosed by a low stone wall with wood fencing and stone piers. Metal entry gates display the letters "S" and "R." East of the San Rafael Hunt Club are two private residences, located at 4014 and 4020 Verdant Street. Both of these properties are obscured from view by perimeter fences and mature landscaping.

South of the North Atwater Horse Arena is Verdant Equestrian Center, at 4000 Verdant Street. The property is enclosed by a cinderblock wall with wood fencing; visible structures include a residential building, a large stable, and a garage. South of this property is Taking the Reins at 3919 ½ Rigali Avenue, which contains several stable buildings. The Paddock Riding Club occupies a large, 13-acre site in the central part of the district. Located at 3939 Rigali Avenue, the property contains a residence, multiple stable buildings, several horse jumping arenas, horse trails, and large grassy lawns. The property is surrounded by perimeter walls and fencing, with two entrances on Rigali Avenue, and a third on Edenhurst Avenue. West of the Paddock Riding Club is the Saddle and Sirloin Club. Situated along the river, the property contains several barns and stables, horse walker, open riding arenas, corrals, a large restaurant building, and parking for horse trailers. The district's southernmost property is the Ahmanson Equestrian Facility & LAPD Mounted Platoon. Located at 3934 Rigali Avenue, the property contains two large stable buildings surrounded by paved parking, and an open dirt lot along the river.

Significance:

The Atwater Village Equestrian Historic District is significant as an excellent example of equestrian-related development in Atwater Village, and as one of the last remaining equestrian communities in Los Angeles.

The area comprising the district was historically part of the Rancho San Rafael land grant, and later was zoned for equestrian and agricultural use, including the Crosetti's Dairy which operated in the area. The district is situated just across the Los Angeles River from Griffith Park with its nearly 60 miles of equestrian trails. The park land was donated to the City of Los Angeles by Colonel Griffith J. Griffith in 1896, and spurred the development of equestrian land uses in surrounding areas. Within a few decades, the growing community of Atwater Village would promote its amenities for those seeking to ride but still remain within the Los Angeles city limits.

Some of the earliest development in the district came in the 1920s with the establishment of the Verdant Equestrian Center, a horse boarding facility that also offers training, lessons, breeding, and sales. This 1.2-acre property has a permit to board up to 50 horses, and contains a single-family residence dating from 1924. In 1927, a group of seventeen Los Angeles businessmen established a private riding club named the Saddle and Sirloin Club. The organization purchased ten acres of open space in Atwater Village to serve as their headquarters. Originally led by Perry A. Elsen and Stephen P. Veselich, the club organized twice-weekly hour-long rides followed by a sirloin breakfast. When first established, the organization utilized the stables of Tom Morrissey, president of the Pacific National Bank, but quickly conceptualized plans for the construction of its own facility.

One of the largest land-occupying organizations in the district, the Paddock Riding Club, originally began as Pitchfork Ranch. J. Marion Wright established the ranch in the 1930s and constructed an adobe house in the late 1940s. Wright ran cattle on the ranch until his death in the 1970s. In 1986, the ranch was acquired by Dave Schmutz, who commissioned plans from architects Gin Wong & Associates to design "dressage, jumping, and practice arenas" in addition to the numerous barns and the land set aside for parking. Schmutz owned and operated the Paddock Riding Club for 20 years, until he sold it in 2006. The Paddock Riding Club is now dedicated to equestrian boarding, training, and lessons, and includes barns that are used by numerous independent professional horse trainers.

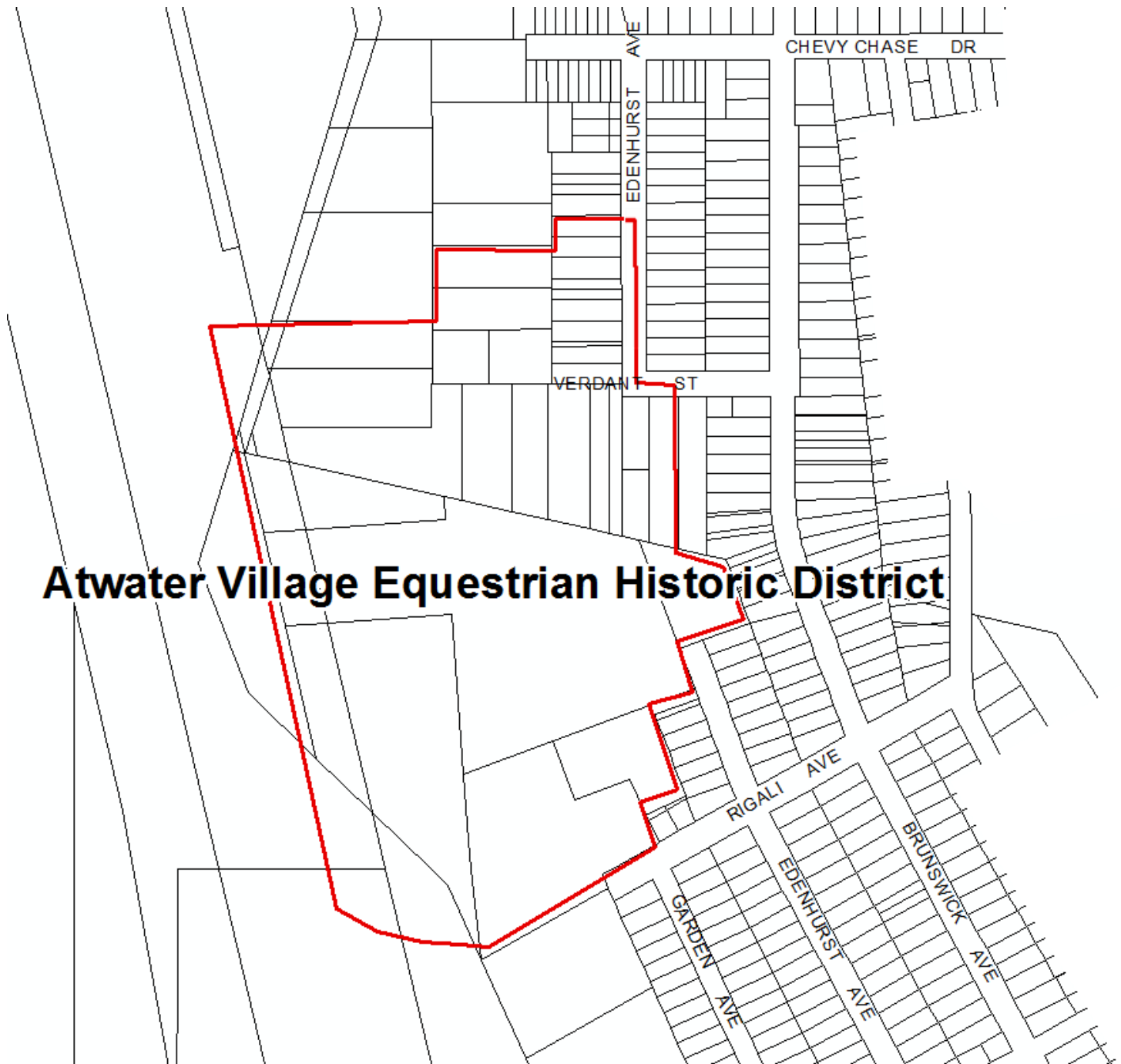
River Ridge Stables were constructed on a site adjacent to the river in the late 1930s, and operated by George Hutton until the mid-1950s. A painted sign along the riverside horse trail and a 1938 barn still stand as reminders of this early equestrian business. By the mid-1950s, the stables were owned by Earl Batterson, former operator of the Hollywood Stables. In 1998, after additional changes of ownership, the site was acquired by Taking the Reins, a nonprofit organization dedicated to teaching life skills to teenage girls through the care of horses. The 1938 barn, now painted red and yellow, is one of the last of the old wooden barns located in the district.

In the early 1950s, preliminary plans for the construction of the I-5 Freeway through the Los Angeles area began to crystallize. Despite intense opposition, especially in the neighborhoods to be directly affected by its construction, the project proceeded. As a way to placate opposition in Atwater Village, land south of Chevy Chase Drive, between Verdant Street and the L.A. River, was acquired as a trade for Griffith Park land that was taken for the freeway right-of-way. Today, this land is occupied by North Atwater Park and the North Atwater Horse Arena, both of which are owned and operated by the Los Angeles Department of Recreation and Parks. The San Rafael Hunt Club established in 1967 on Veselich Avenue, moved to their current site in the 1970s. Owned by Elaine Brock, the club offers boarding, training and lessons.

With the completion of the freeway, demand for new large-scale housing projects on adjacent sites began to threaten existing equestrian properties in Atwater Village. In the 1960s and 1970s, two stables were lost to the 279-unit Rancho Los Feliz Apartments and the 217-unit Los Feliz Village Apartments. Among the lost equestrian properties was the Las Flores Stables, which was home to a private horse riding club called the Los Angeles Breakfast Club. Established in 1920 and located on this site in 1937, this club was reserved for some of the city's most powerful residents, including Leo Carrillo, Edward Doheny, and Cecil B. De Mille. Thus in 1985, in order to halt the loss of additional equestrian properties in Atwater Village, the Ahmanson Foundation purchased the former site of the Michel Manesco Stables and established the Ahmanson

Equestrian Facility. Bob Ahmanson had been a member of the Saddle and Sirloin Club and sought to save the two-acre property from encroaching development. In 1987, the Los Angeles Police Department established a full-time mounted platoon, and made arrangements to rent the Ahmanson facility for \$1 per year. At that time, a site was developed with a forty-horse barn, covered riding arena, a hot walker, a round pen, and administrative offices. Most recently, in 2003 the Children's Ranch was established on Verdant Street. Founded by Jackie Sloan, the foundation provides therapeutic equestrian programs for children with developmental and emotional challenges.

Today, the Atwater Village Equestrian District is significant as one of the last equestrian communities in Los Angeles, and the only equestrian community in the city situated along the Los Angeles River. The area's continued equestrian use since at least the 1920s, along with its various horse-related facilities – including barns, stables, riding arenas, and equestrian trails – contribute to the district's distinctive feel and help to create a strong sense of time and place unique to this area of Atwater Village. Home to an estimated 400 horses, the properties within the district continue to be threatened with demolition for more profitable uses. A detailed investigation of each property within the district, including identification of contributing and non-contributing features, is outside the scope of SurveyLA. Additional research would be needed to determine the district's period of significance.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Other
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Atwater Village Equestrian Historic District is significant as an excellent example of equestrian-related development in Atwater Village, and as one of the last remaining equestrian communities in Los Angeles.

Context 2:

Context:	Cultural Landscapes, 1875-1980
Sub context:	No Sub-context
Theme:	Vernacular Landscapes, 1850-1980
Sub theme:	No SubTheme
Property type:	Vernacular landscape
Property sub type:	No Sub-Type
Criteria:	A/C;1/3;1/3
Status code:	3S;3CS;5S3
Reason:	The Atwater Village Equestrian Historic District is significant as a vernacular landscape composed of various equestrian-related uses; it is one of the last remaining equestrian communities in Los Angeles.

Name: Brunswick Avenue Fantasy Bungalows Historic District**Description:**

The Brunswick Avenue Fantasy Bungalows Historic District is a collection of single-family residences located on a single block in the central portion of Atwater Village. The district contains 18 properties situated along the west side of Brunswick Avenue, between Appleton Street to the north and Glendale Boulevard to the south.

The district occupies flat terrain in a residential neighborhood north of Glendale Boulevard. Lots in the district are modest in size, with rectangular parcels measuring approximately 50 feet wide at the street, and 135 feet deep. Development in the district is exclusively residential, containing one-story single-family houses. All of the contributing residences were constructed between 1926 and 1928. Modest in size at approximately 1,100 square feet, residences contain two bedrooms and one bath. Features include simple plans, stucco cladding, clay tile roofs, and wood windows and doors. Rear detached garages are accessed via paved driveways. District features include uniform setbacks, landscaped parkways with a variety of street trees, concrete curbs and sidewalks, and non-historic streetlights.

All but one of the residences was built by Barney B. Kenoffel. While most are Spanish Colonial Revival in style, many incorporate the influence of Exotic Revival styles, including Moorish Revival and Egyptian Revival. Residences display a range of unconventional forms and details, including exaggerated piers, decorative parapets, towers, niches, arched openings, and unusual window shapes and patterns.

Of the 18 properties, 17 are contributors to the district, or approximately 94%. One is a non-contributor due to incompatible design.

Significance:

The Brunswick Avenue Fantasy Bungalows Historic District is significant as an excellent and unique collection of Exotic Revival residential architecture in Atwater Village. The district's period of significance is 1926 to 1928, during which time all of the contributing residences were constructed.

The area comprising the district was purchased in 1868 by W. C. B. Richardson from Samuel M. Heath. Richardson's land, named Rancho Santa Eulalia, consisted of current-day Atwater Village and a small portion of southern Glendale. This land was originally stocked with thousands of sheep, but then changed land use to dairying and the cultivation of fruit trees in the 1880s. By 1903, five hundred acres of Richardson's ranch was sold to Japanese tenants to be used for the growing of strawberries. In 1910, the area was annexed to the City of Los Angeles and thereby gained access to a reliable source of water. Thus Atwater Village began to grow as a residential community.

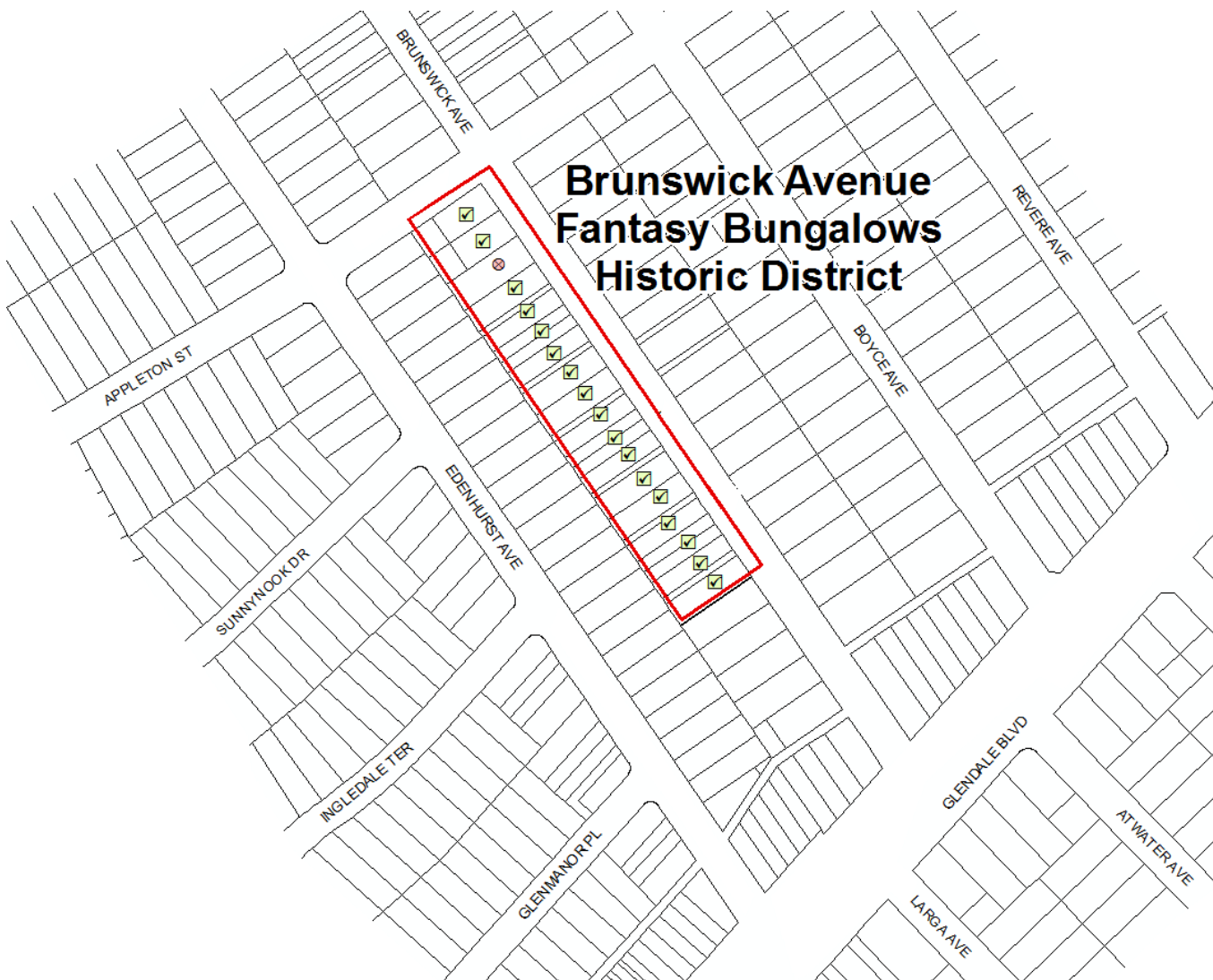
The Brunswick Avenue Fantasy Bungalows Historic District is a portion of Tract No. 2004 recorded October 1912, one of the earliest subdivisions of this land. The tract was subdivided by the realty agency of Rigali & Veselich and named Angelus Park. The subdivision extended from Tropico Avenue (now Los Feliz Boulevard) on the north to Brand Boulevard (now Glendale Boulevard) on the south, and included both sides of Brunswick Avenue on the west, to the Southern Pacific right-of-way on the east.

Development in Angelus Park did not begin in earnest until the 1920s, as advertisements declared the tract one of the "biggest bargains in high-class, moderately restricted, level, sightly and improved Los Angeles" lots. Tract features included

paved roadways, concrete curbs and sidewalks, and parkways with palm trees. Individual lots – with telephone, gas, and electrical service – were offered for \$575 to \$675. Ads consistently highlighted the tract's convenient location just above the Glendale streetcar line, which transported riders to downtown Los Angeles in under twenty minutes, as well as the area's "great scenic beauty" with Griffith Park as a backdrop. The Angelus Park tract offered highly desirable lots at affordable prices, fueling the exponential increase in residential development by the mid-1920s.

In the mid-1920s, a number of architecturally unique homes began to appear throughout Angelus Park, with a nearly block-long cluster developed along the west side of Brunswick Avenue. These residences were built by real estate agent Barney B. Kenoffel, who employed an architectural exoticism on the facades that transformed these otherwise ordinary stucco bungalows. Largely inspired by the fanciful sets of Hollywood's silent films, the 1920s were the heyday of the "fantasy bungalow" in Los Angeles. While most architects looked to Europe for inspiration, or to the region's own Hispanic past, some designers sought more exotic influences, adopting Egyptian, Islamic, Oriental, and Pre-Columbian motifs. Through the use of unconventional building forms and architectural details, Kenoffel's work established Brunswick Avenue as an architecturally unique residential district. While there appear to be additional isolated examples of Kenoffel fantasy bungalows elsewhere in Atwater Village, Brunswick Avenue represents the only significant concentration of these residences.

Today, the Brunswick Avenue Fantasy Bungalows Historic District stands out from surrounding development as a unique collection of Exotic Revival residential architecture in Atwater Village. The area's intact architectural elements and shared planning features contribute to the district's distinctive feel and help to create a strong sense of time and place.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Brunswick Avenue Fantasy Bungalows Historic District is significant as an excellent and unique collection of Exotic Revival residential architecture in Atwater Village.

Contributors/Non-Contributors:

Primary Address: 3636 W BRUNSWICK AVE
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Exotic Revival



Primary Address: 3642 W BRUNSWICK AVE
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Exotic Revival



Primary Address: 3648 W BRUNSWICK AVE
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Moorish



Primary Address: 3652 W BRUNSWICK AVE
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 3656 W BRUNSWICK AVE
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Egyptian Revival



Primary Address: 3660 W BRUNSWICK AVE
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3666 W BRUNSWICK AVE
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3700 W BRUNSWICK AVE
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3702 W BRUNSWICK AVE
Other Address: 3702 1/2 W BRUNSWICK AVE
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3706 1/2 W BRUNSWICK AVE
Other Address: 3706 W BRUNSWICK AVE
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3712 W BRUNSWICK AVE
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3716 W BRUNSWICK AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3720 W BRUNSWICK AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3722 W BRUNSWICK AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3728 W BRUNSWICK AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3732 W BRUNSWICK AVE
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 3738 W BRUNSWICK AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 3742 W BRUNSWICK AVE
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Name: Dahlia Drive Residential Historic District**Description:**

The Dahlia Drive Residential Historic District is an early 20th-century residential subdivision in the northernmost part of Eagle Rock. The district comprises a single residential block of Dahlia Drive north of Hill Drive.

The district occupies gently sloping terrain at the base of the San Rafael Hills, with Dahlia Drive curving to accommodate the rising topography. Development in the district is exclusively residential, composed of one- and two-story single family homes. Lots are modest in size – typically ranging from 50 to 60 feet wide at the street, and 120 to 130 feet deep – and slope upward from the street. Original residences were constructed primarily in the mid- to late-1920s. Houses are sited with shallow front setbacks, and most have detached rear garages accessed via concrete driveways. Nearly all of the residences were designed in either the Spanish Colonial Revival or Tudor Revival style, two of the most prevalent architectural styles of the period. District features include concrete curbs and sidewalks, and period streetlights. The tract has no parkways or street trees.

The district is composed of 29 residential properties. Of these, 23 are contributors to the district, or approximately 79%; 6 are non-contributors due to extensive alterations or construction outside the period of significance.

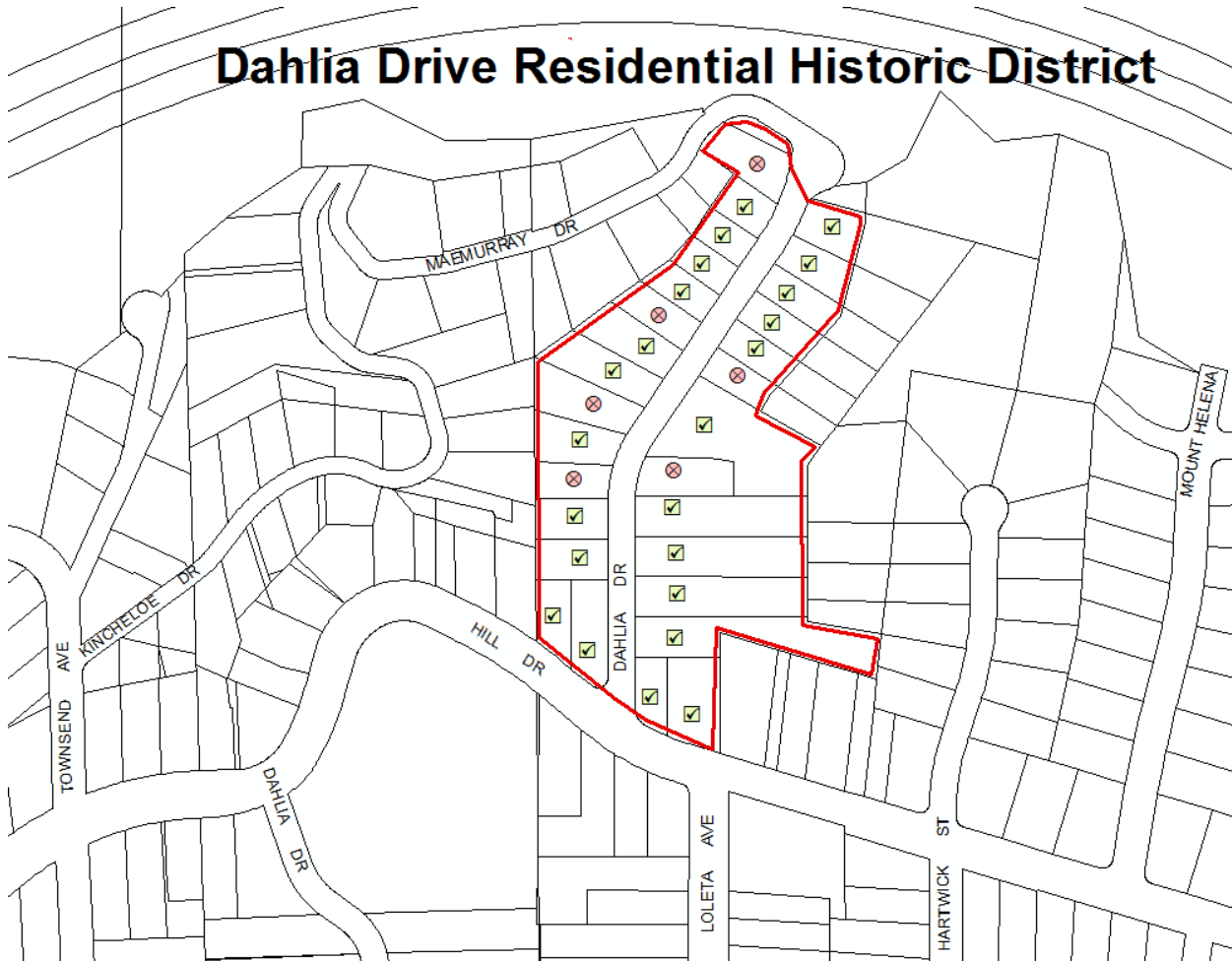
Significance:

The Dahlia Drive Residential Historic District is significant as an excellent and cohesive collection of Period Revival residential architecture in Eagle Rock. The district's period of significance is 1925 to 1930, when all of the original residences were constructed.

The area comprising the district was historically part of Rancho San Rafael. In the teens and 1920s, this land served as a dahlia flower farm. Advertisements as early as 1915 identified J.J. Broomall as "Eagle Rock's dahlia specialist," growing and importing 700 varieties of the "finest dahlias" at his Eagle Rock Dahlia Garden, located on what was then Rosemont Avenue. As late as 1922, ads declared that the farm was responsible for Eagle Rock's world-wide reputation as "Dahlia City." In 1925, the land encompassing the farm was subdivided for residential development by David and Anna Miller. Recorded as Tract No. 7474, the development contained 31 residential lots lining a central roadway, now renamed Dahlia Drive. Residential construction began soon thereafter, with the tract's first two homes, both brick Tudor Revival designs, completed that same year. By 1930, Dahlia Drive was essentially built out. The architectural firm of March, Karoly & Schwartz is associated with at least seven residences, all designed in the Spanish Colonial Revival style. Bert and Merle Goodfield built at least six residences, several of which were designed by Pasadena architect Walter C. Folland in the Tudor Revival style. In the early-1970s, the hairpin turn at the top of Dahlia Drive was flattened out and the two uppermost residences demolished to make room for the Ventura (134) Freeway.

Today, the Dahlia Drive Residential Historic District stands out from surrounding development as an excellent and cohesive collection of Period Revival residential architecture in Eagle Rock. The area's intact architectural elements and shared planning features contribute to the district's distinctive feel and help to create a strong sense of time and place.

Dahlia Drive Residential Historic District



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Dahlia Drive Residential Historic District is significant as an excellent and cohesive collection of Period Revival residential architecture in Eagle Rock.

Contributors/Non-Contributors:



Primary Address: 5411 N DAHLIA DR
 Other Address: 1515 W HILL DR
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5414 N DAHLIA DR
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 5418 N DAHLIA DR
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5419 N DAHLIA DR
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5421 N DAHLIA DR
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5422 N DAHLIA DR
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5426 N DAHLIA DR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5431 N DAHLIA DR
Type: Non-Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5434 N DAHLIA DR
Type: Non-Contributor
Year built: 1968
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Minimal



Primary Address: 5437 N DAHLIA DR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5439 N DAHLIA DR
Type: Non-Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 5446 N DAHLIA DR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5447 N DAHLIA DR
Other Address: 5449 N DAHLIA DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5453 N DAHLIA DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5454 N DAHLIA DR
Type: Non-Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5458 N DAHLIA DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5459 N DAHLIA DR
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 5463 N DAHLIA DR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5466 N DAHLIA DR
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5467 N DAHLIA DR
Other Address: 5478 N MAEMURRAY DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5470 N DAHLIA DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5473 N DAHLIA DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5476 N DAHLIA DR
Type: Contributor
Year built: 1930
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5479 N DAHLIA DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5482 N DAHLIA DR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5487 N DAHLIA DR
Other Address: 5490 N MAEMURRAY DR
Type: Non-Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1501 W HILL DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1505 W HILL DR
Other Address: 5408 N DAHLIA DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1521 W HILL DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Name: Daly Street Residential Historic District**Description:**

The Daly Street Residential Historic District comprises half of a block on the east side of Daly Street, between N. Main Street and Alhambra Avenue in Lincoln Heights. It contains seven properties, all of which are district contributors. The area's topography slopes gently to the north, necessitating retaining walls and short flights of walkway steps at the northern properties. This stretch of Daly Street adheres to the rectilinear street grid on which most of Lincoln Heights is oriented, and has concrete sidewalks.

The district's seven properties are all one-story, single-family residences occupying roughly rectangular parcels that decrease slightly in size through the district from north to south (a result of street widening in the 1930s that has also affected the size of property setbacks). The southern properties have curb cuts and driveways at the side of the lot that lead to rear detached garages or ancillary buildings, while the two northernmost properties do not have driveways or curb cuts. The lots are relatively deep, and some of the houses have an ancillary residential building at the rear. The buildings all date to the late 19th and turn of the 20th century, and are Vernacular Victorian in style, some featuring Queen Anne and Eastlake/Stick decorative elements. They typically have steeply pitched hipped or gabled roofs, prominent partial-width front porches, wood clapboard siding with fishscale shingle details, turned wood ornamentation, and articulated bays. Common alterations include small rear additions, window replacements, porch rail replacements, addition of stair handrails, and installation of security doors and window bars. Permits indicate that at least two of the houses at the south end of the district were moved back on their lots in 1937 to make room for widening of Daly Street.

Significance:

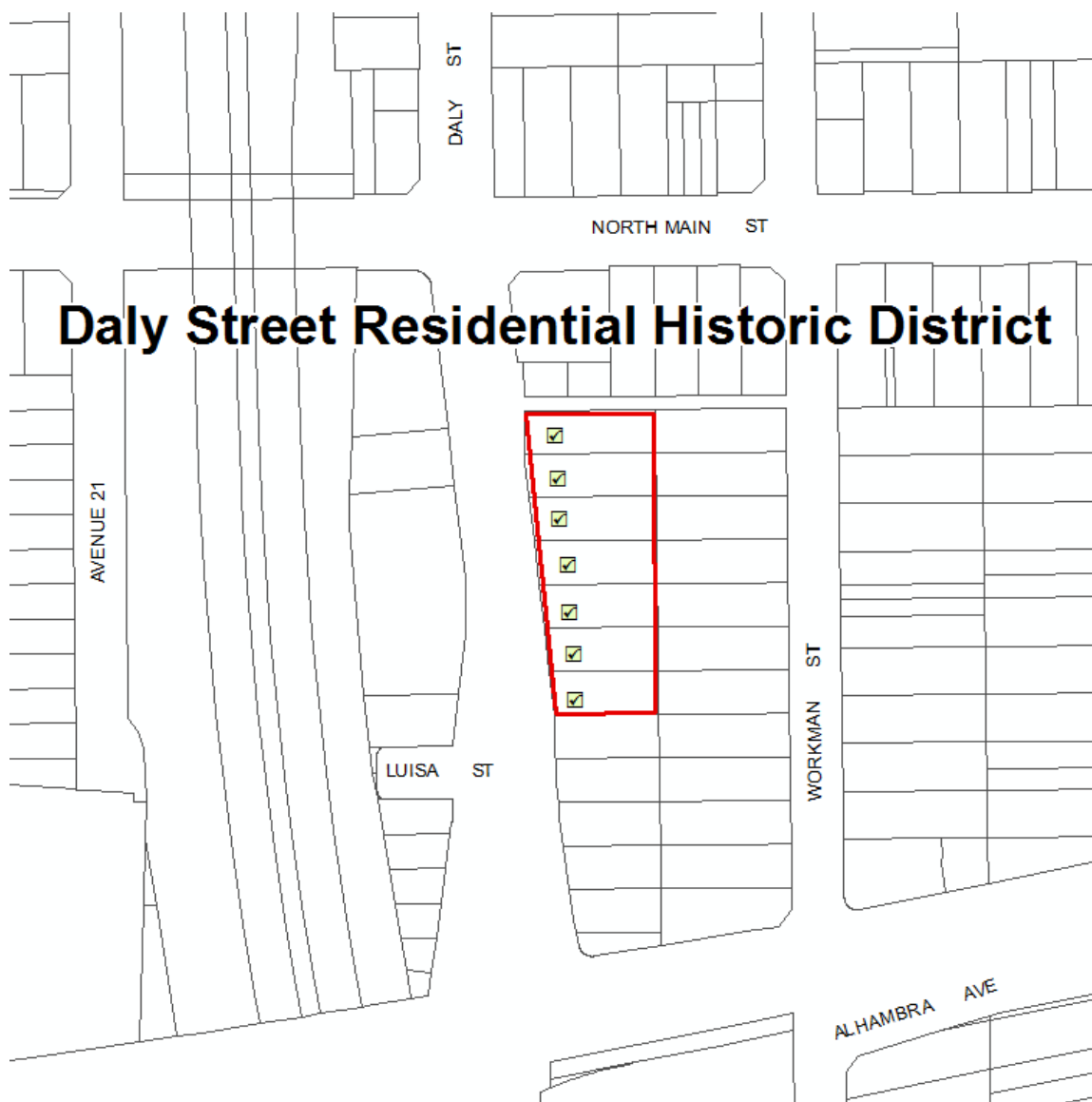
The Daly Street Residential Historic District is significant as an excellent and rare intact concentration of Vernacular Victorian Cottage single-family residences dating to the late 19th and turn of the 20th century. It is also significant for its association with residential development dependent on historic streetcar lines. Its period of significance has been identified as 1886-1909, which reflects the district's period of development. All of the district's seven properties contribute to its significance.

The land on which the district is located lies within the "four square leagues" of the original Pueblo de Los Angeles as established in 1781. In the mid-19th century, some of the tracts east of the Los Angeles River were sold off, in what would become known as East Los Angeles and later Lincoln Heights. The Daly Street district land was purchased by Elijah Moulton, a Québécois trapper who had settled permanently in Los Angeles in 1847 after serving in the military during the Mexican-American War. Moulton raised cattle and sheep and grew grapevines on his property, making his home in an adobe at what would be the corner of Daly Street and Alhambra Avenue. The property directly to the northeast of Moulton's land was subdivided in 1873 by Griffin, Downey and Johnston as East Los Angeles, and became one of Los Angeles' first suburbs, attracting new residents to the agricultural area. Moulton appears to have sold off portions of his holdings to various parties during the late 19th century, including Edison Electric, land developers, and the Southern Pacific Railroad (who expanded its line through this area and sited some of its yards on former Moulton land).

Moulton subdivided the Daly Street district area as Block 11 of Moulton's Addition in 1887. The appearance and construction dates of its contributors suggest it was developed on an incremental basis from immediately before the official subdivision until 1909. While residences within the district are similar in terms of scale, massing, and style, no two houses are identical, indicating they were financed and constructed by individual owners rather than by a single developer. The district's houses are Vernacular Victorian in style, some featuring decorative elements of the Eastlake/Stick and Queen Anne styles that were popular at the time. Elijah Moulton built himself a new home in the district in 1902, at 648 Daly Street (now 1832 Daly Street), but died before he could move in; the property passed to his family.

The Daly Street Residential Historic District was associated with the establishment of streetcar lines in East Los Angeles. Robert Widney's Spring and Sixth horse-drawn streetcar line connected East Los Angeles with the rest of the city in 1876, running on Downey (now Broadway) Street (about half a mile north of the Daly Street district). By the mid-1880s, there was a line running along Main Street (called Khurtz or Kuhrtz at that time). These lines became part of the Los Angeles Cable Railway in 1889; by 1896, it was operated by the Los Angeles Railway Company (LARy) and had been converted to electrical power.

Today this district remains an excellent representation of the streetcar-dependent residential development that characterized Lincoln Heights at the turn of the century, and is distinguished by its Vernacular Victorian architecture.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Late 19th and Early 20th Century Residential Neighborhoods, 1880-1910
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Vernacular Victorian residential architecture in Lincoln Heights, with high quality design and craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant concentration of late 19th-early 20th century single-family residences developed in proximity to historic streetcar lines in Lincoln Heights.

Contributors/Non-Contributors:

Primary Address: 1832 S DALY ST
 Other Address: 1834 N DALY ST
 Type: Contributor
 Year built: 1902
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, gable roof



Primary Address: 1836 S DALY ST
 Other Address: 1838 N DALY ST
 Type: Contributor
 Year built: 1900
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1842 S DALY ST
Type: Contributor
Year built: 1886
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1848 S DALY ST
Other Address: 1846 S DALY ST
Type: Contributor
Year built: 1889
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1852 S DALY ST
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 1860 S DALY ST
Other Address: 1858 S DALY ST
Type: Contributor
Year built: 1895
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof



Primary Address: 1864 S DALY ST
Other Address: 1862 S DALY ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, gable roof

Name: Delrosa Drive Residential Historic District**Description:**

The Delrosa Drive Residential Historic District is an early 20th-century residential subdivision located south of Yosemite Drive in central Eagle Rock. The district contains 18 parcels, including those parcels fronting Delrosa Drive, a semicircular street off of Addison Way, as well as parcels fronting Addison Way between its two intersections with Delrosa Drive.

The district occupies flat terrain at the base of the San Rafael Hills. The district's street pattern is characterized by the distinctive horseshoe configuration of Delrosa Drive, which opens onto Addison Way to the north. Lots in the district are modest in size, with most parcels comprising approximately one-tenth of an acre. Development in the district is exclusively residential, containing one-story single-family houses with detached garages to the rear. All of the residences were constructed between 1913 and 1923. One of the original parcels was subsequently subdivided, with the rear portion improved with a residence in 1953 accessible via Laverna Avenue; this property has been excluded from the district. All of the original residences were designed in the Craftsman style. Features include horizontal massing, low-pitched gable roofs with extended roof beams, wood cladding, and masonry porches. District features include its distinctive street pattern, concrete curbs and sidewalks, and landscaped parkways with mature street trees.

Of the eighteen properties, eleven are contributors to the district, or approximately 61 percent; seven are non-contributors due to extensive alterations.

Significance:

The Delrosa Drive Residential Historic District is significant as a cohesive collection of Craftsman-style residential architecture in Eagle Rock; much of the district's development pre-dates Eagle Rock's consolidation with the City of Los Angeles in 1923. The district's period of significance is 1913 to 1923, when original residences were constructed.

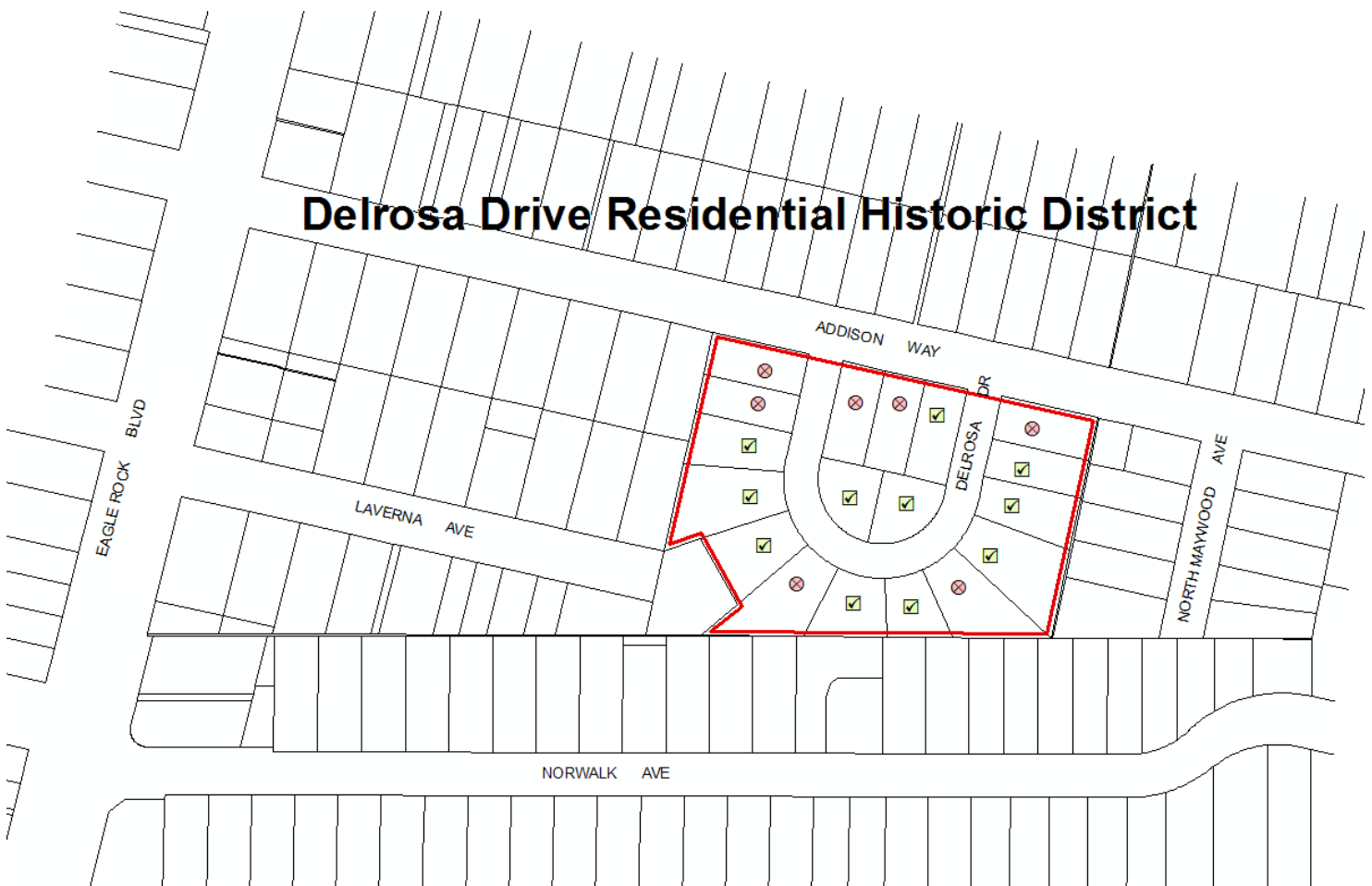
The land comprising the district was historically part of Rancho San Rafael, and later was utilized as a truck garden where vegetables were grown for local distribution. Residential development in Eagle Rock was first sparked in 1906, when the Los Angeles Railway completed a streetcar line extension connecting Eagle Rock to downtown Los Angeles and further incentivized by Eagle Rock's incorporation as an independent city in 1911. The area comprising the district was subdivided for residential development in 1913 as Tract No. 1717 by the firm of Edwards & Wildey, along with co-owner Walter B. Ralphs. Godfrey Edwards and Otto G. Wildey were prominent Los Angeles real estate developers whose firm played an influential role in the early development of Eagle Rock. By the time the tract was recorded, Edwards & Wildey had already acquired a reputation in Eagle Rock – both for their important contributions to the community's early commercial development, and for the firm's somewhat eager approach to residential construction. As noted in the *Eagle Rock Sentinel*, "The Edwards & Wildey Co. has frequently been accused of putting on much subdivision property long before a legitimate building demand existed for it, with the subsequent result of ill kept, weedy streets and unkempt lots." The subdivision of Tract No. 1717 was seen as "an attempt to get away from the usual sub-division [sic] methods, and to try to establish a new standard in Eagle Rock."

Originally marketed as "Harvard Park," the tract was composed of the eighteen lots arranged around the semicircular Harvard Drive (now Delrosa Drive), and twenty additional lots in a block to the north between Adams Street (now Addison Way) and Sycamore Avenue (now Yosemite Drive). The northern block was bisected by a landscaped walkway known as Harvard Walk (now Delrosa Walk), which offered residents easy access to the streetcar line running along Yosemite Drive to the north. Edwards & Wildey took a different approach with Harvard Park than they had employed with their previous

residential projects – rather than put up vacant lots for sale, the firm opted to develop the lots themselves. “No lots in the tract will be offered for sale until improved with houses,” declared the Eagle Rock Sentinel. “Thirty-eight house plans are now being prepared, each with a view to the general effect, and to its adaption to the particular lot upon which it will be erected.” Potential buyers were also assured of streets paved with macadam, landscaped parkways with shade trees, and “artistic pergolas” at the entrances to Harvard Drive and Harvard Walk. It is unclear if the pergolas were ever constructed.

Construction in Harvard Park commenced in the summer of 1913; by October 1914, all thirteen bungalows surrounding the semicircular Harvard Drive had been completed, and at least twelve of the homes had already been sold, leading the Eagle Rock Sentinel to declare Harvard Park “Eagle Rock’s biggest bungalow success.” The houses had five or six rooms and were designed in the Craftsman style, but were differentiated by variations in plan and architectural detailing. Interior features included oak floors, beamed ceilings, built-in bookcases and buffets, laundry tubs, and refrigerator nooks. The five interior lots were not developed initially, but appear to have been seeded with grass and landscaped, possibly as an amenity for residents. These lots were later improved with similar Craftsman houses in 1923. That same year, Eagle Rock was consolidated with the City of Los Angeles and the names of Harvard Drive and Harvard Walk were changed to Delrosa Drive and Delrosa Walk, respectively.

Today, the Delrosa Drive Residential Historic District stands out from surrounding development as a uniquely cohesive Craftsman residential neighborhood in Eagle Rock. The area’s continued use, intact architectural elements, and shared planning features all contribute to the district’s distinctive feel and help to create a strong sense of time and place.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Delrosa Drive Residential Historic District is significant as a cohesive collection of Craftsman-style residential architecture in Eagle Rock.

Context 2:

Context:	Pre-Consolidation Communities of Los Angeles, 1850-1932
Sub context:	No Sub-context
Theme:	Eagle Rock, 1850-1923
Sub theme:	Important Events in Eagle Rock History, 1850-1923
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Delrosa Drive Residential Historic District is significant as an excellent example of residential development that pre-dates Eagle Rock's consolidation with the City of Los Angeles in 1923.

Contributors/Non-Contributors:

Primary Address: 2046 W ADDISON WAY
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 2052 W ADDISON WAY
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 2058 W ADDISON WAY
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 2020 W DELROSA DR
Type: Non-Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2024 W DELROSA DR
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2030 W DELROSA DR
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2034 W DELROSA DR
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2040 W DELROSA DR
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2046 W DELROSA DR
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2047 W DELROSA DR
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2050 W DELROSA DR
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2054 W DELROSA DR
Other Address: 2056 W DELROSA DR
Type: Non-Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2058 W DELROSA DR
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2059 W DELROSA DR
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2064 W DELROSA DR
Other Address: 2062 W DELROSA DR
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2066 W DELROSA DR
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2070 W DELROSA DR
Other Address: 2072 W DELROSA DR
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2076 W DELROSA DR
Other Address: 2108 W ADDISON WAY
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Name: Eagle Rock Commercial Historic District**Description:**

The Eagle Rock Commercial Historic District is an early-20th century streetcar commercial area oriented around the intersection of Eagle Rock Boulevard and Colorado Boulevard. The district contains sixteen one- and two-story commercial buildings spanning three commercial blocks. It includes properties on the south side of Colorado Boulevard, extending east to Maywood Avenue, as well as properties on the east side of Eagle Rock Boulevard, extending south to Merton Avenue.

The district occupies flat terrain and displays an orthogonal street pattern. Development in the district is exclusively commercial, composed primarily of single-story retail storefronts with two-story mixed use buildings at the corners. Buildings are set at the sidewalk and oriented toward the pedestrian, with little or no accommodation for automobiles. They are primarily vernacular in design, with a few examples in the Spanish Colonial Revival and Mediterranean Revival styles, and are occupied by restaurants and neighborhood-serving retail. Most of the buildings have experienced some degree of alteration over time. Common alterations include storefront and window replacements, and the addition of awnings and signage. District features include concrete curbs and sidewalks, as well as parallel street parking. More recent improvements include street trees, large-scale streetlights, and bicycle lanes.

Of the sixteen buildings, nine are contributors to the district, or approximately 56 percent; seven are non-contributors due to extensive alterations or construction outside the period of significance.

Significance:

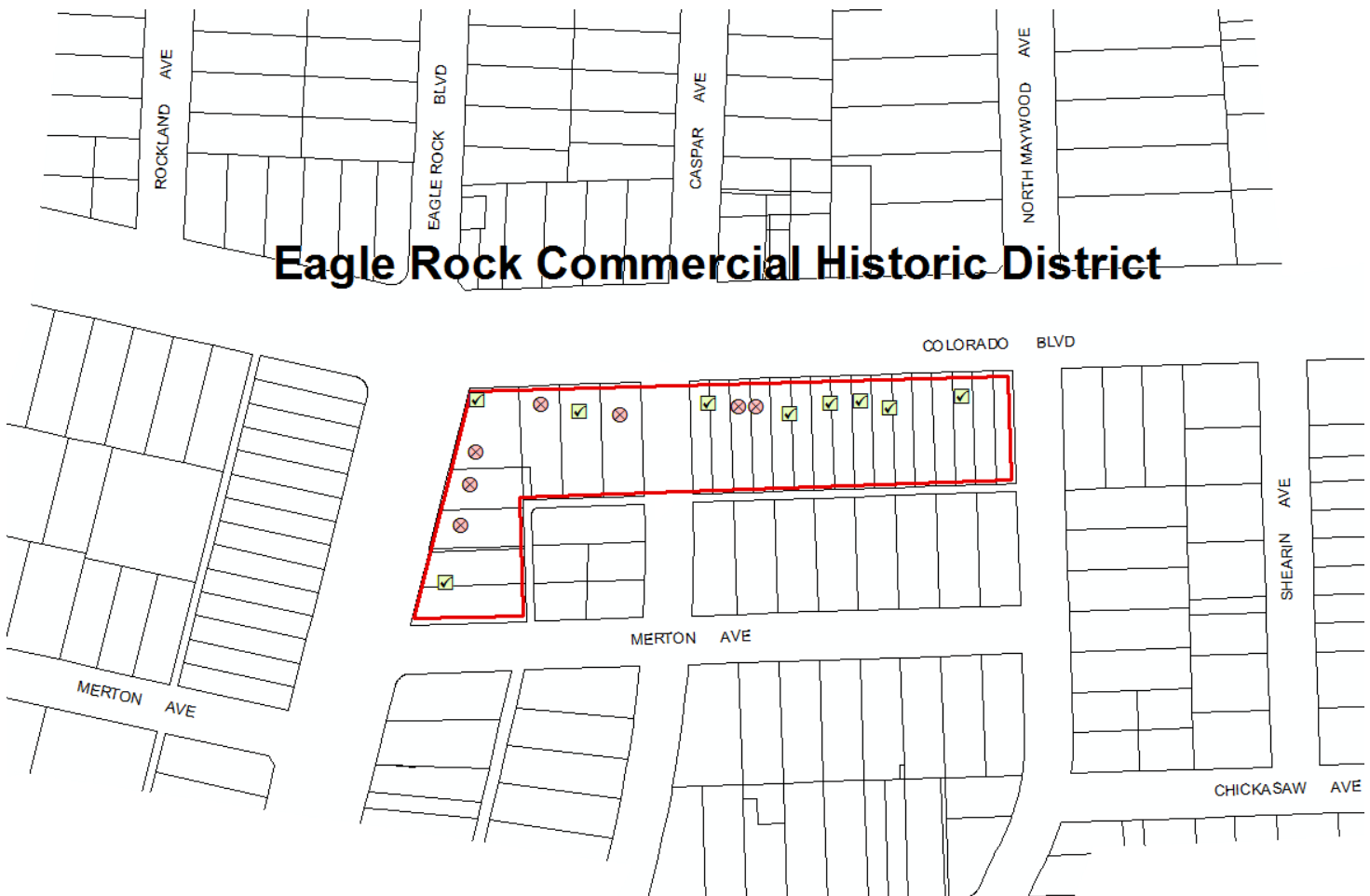
The Eagle Rock Commercial Historic District is significant as a cohesive collection of neighborhood commercial development built in response to the streetcar, and that served as the original business district for the community of Eagle Rock. Much of the district's development pre-dates Eagle Rock's consolidation with the City of Los Angeles in 1923. The district's period of significance is 1910 to 1927, when the extant original buildings were constructed.

Historically part of Rancho San Rafael, the area comprising the district is a part of The Rockcastle Land Company's Subdivision of the Rantsford M. Sherman Place Tract, originally recorded in 1906, with a portion of the tract re-subdivided in 1910 as Tract No. 888. The following year, the growing community of Eagle Rock was incorporated as an independent city, spurring commercial development along the neighborhood's two main thoroughfares: Eagle Rock Road (now Colorado Boulevard) and Central Avenue (now Eagle Rock Boulevard). The commercial district was also situated along the existing Eagle Rock Valley streetcar line. Established in 1906, the line ran north along Eagle Rock Boulevard to Colorado, then east to Townsend Avenue. Within just a few years, the Eagle Rock line would merge with the Hawthorne Line, transporting passengers from Eagle Rock to downtown Los Angeles and beyond. Additionally, Colorado Boulevard served as a major auto thoroughfare that passed through a series of cities in eastern Los Angeles County.

The district's first buildings appeared in 1910, just a year before Eagle Rock incorporated as an independent city. By 1930 the district was completely built out. Original uses included auto sales and repair, plumbing and hardware, a photography studio, a candy maker, a drug store, a bank, a movie theater, and various other neighborhood retail businesses. Early Eagle Rock builder James Ferdon was the first to recognize the potential of a neighborhood commercial district at the intersection of Colorado and Eagle Rock boulevards. In 1910, Ferdon erected the district's first brick storefront, on Colorado Boulevard just east of Eagle Rock Boulevard. A few years later, he built a meeting hall for the Masonic Fraternity of Eagle Rock just south of Colorado Boulevard; this building would also house the original Eagle Rock City Hall. In 1923, Ferdon's Bank of Italy building was constructed at the corner of Eagle Rock Boulevard and Merton Avenue. After the bank left the building, it

became the publishing offices of the Eagle Rock Advertiser. Ferdon's widow and children resided in the upstairs apartments for a time during the 1930s. However, the visual anchor of the business district was the Edwards & Wildey Business Block, built in 1916 on the southeast corner of Colorado and Eagle Rock boulevards. Distinguished by its glazed brick cladding and decorative eave brackets, it originally contained a drug store and soda fountain on the ground floor with residential units above. Shortly after its completion, the building was acquired by the Duffy family and renamed the Duffy Building. Occupied by an independent coffee house since 2000, this building continues to serve as the heart of the Eagle Rock commercial district.

The Eagle Rock commercial district has gone through economic peaks and valleys over the decades. In 1948, streetcar service along Colorado Boulevard to Townsend Avenue was terminated. However, evidence of the former streetcar line remains in the form of the wide roadway and landscaped medians of Colorado Boulevard. In recent decades, planning efforts have sought to maintain the district's original scale, massing, and orientation. The 1992 Colorado Boulevard Specific Plan identified the goal of gradually "transition[ing] away from auto-related and strip-mall development" to a more pedestrian-friendly business district. Today, the Eagle Rock Commercial Historic District stands out from commercial development elsewhere along Colorado and Eagle Rock boulevards as a cohesive collection of neighborhood commercial development from the streetcar era in Eagle Rock. The area's continued commercial use, intact architectural elements, and shared planning features all contribute to the district's distinctive feel and help to create a strong sense of time and place. Due to recent revitalization efforts, this area once again serves as the commercial core of the community of Eagle Rock.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	The Eagle Rock Commercial Historic District is significant as a cohesive collection of neighborhood commercial development built in response to the streetcar, and that served as the original business district for the community of Eagle Rock.

Context 2:

Context:	Pre-Consolidation Communities of Los Angeles, 1850-1932
Sub context:	No Sub-context
Theme:	Eagle Rock, 1850-1923
Sub theme:	Important Events in Eagle Rock History, 1850-1923
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Eagle Rock Commercial Historic District is significant as an excellent example of commercial development that pre-dates Eagle Rock's consolidation with the City of Los Angeles in 1923.

Contributors/Non-Contributors:

Primary Address: 2028 W COLORADO BLVD

Other Address: 2030 W COLORADO BLVD
 2034 W COLORADO BLVD
 2036 W COLORADO BLVD
 2038 W COLORADO BLVD
 2040 W COLORADO BLVD
 2042 W COLORADO BLVD
 5079 N MAYWOOD AVE
 5081 N MAYWOOD AVE
 5079 N NORTH MAYWOOD AVE
 5081 N NORTH MAYWOOD AVE

Type: Contributor

Year built: 1924

Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential

Architectural style: Commercial, Vernacular



Primary Address: 2102 W COLORADO BLVD
Other Address: 2104 W COLORADO BLVD
Type: Contributor
Year built: 1912
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Spanish Colonial Revival



Primary Address: 2106 W COLORADO BLVD
Other Address: 2106 1/2 W COLORADO BLVD
Type: Contributor
Year built: 1925
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular



Primary Address: 2108 W COLORADO BLVD
Other Address: 2110 W COLORADO BLVD
2112 W COLORADO BLVD
2114 W COLORADO BLVD
Type: Contributor
Year built: 1912
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular



Primary Address: 2116 W COLORADO BLVD
Other Address: 2118 W COLORADO BLVD
Type: Contributor
Year built: 1927
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Commercial, Vernacular



Primary Address: 2120 W COLORADO BLVD
Type: Non-Contributor
Year built: 1948
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: Other



Primary Address: 2122 W COLORADO BLVD
 Other Address: 2122 1/2 W COLORADO BLVD
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: No style



Primary Address: 2124 W COLORADO BLVD
 Other Address: 5068 N CASPAR AVE
 2126 W COLORADO BLVD
 2128 W COLORADO BLVD
 Type: Contributor
 Year built: 1910
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Primary Address: 2136 W COLORADO BLVD
 Other Address: 5069 N CASPAR AVE
 2138 W COLORADO BLVD
 2140 W COLORADO BLVD
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: No style



Primary Address: 2144 W COLORADO BLVD
 Other Address: 2146 W COLORADO BLVD
 Type: Contributor
 Year built: 1922
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Primary Address: 2148 W COLORADO BLVD
 Other Address: 2150 W COLORADO BLVD
 2152 W COLORADO BLVD
 2154 W COLORADO BLVD
 Type: Non-Contributor
 Year built: 1910
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: No style



Primary Address: 2156 W COLORADO BLVD
 Other Address: 2158 W COLORADO BLVD
 2160 W COLORADO BLVD
 5060 N EAGLE ROCK BLVD
 5062 N EAGLE ROCK BLVD
 5066 N EAGLE ROCK BLVD
 Type: Contributor
 Year built: 1915
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Mediterranean Revival



Primary Address: 5040 N EAGLE ROCK BLVD
 Other Address: 5042 N EAGLE ROCK BLVD
 5044 N EAGLE ROCK BLVD
 5046 N EAGLE ROCK BLVD
 5048 N EAGLE ROCK BLVD
 2115 W MERTON AVE
 Type: Contributor
 Year built: 1923
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Commercial, Vernacular



Primary Address: 5050 N EAGLE ROCK BLVD
 Other Address: 5052 N EAGLE ROCK BLVD
 5052 1/2 N EAGLE ROCK BLVD
 5054 N EAGLE ROCK BLVD
 5054 1/2 N EAGLE ROCK BLVD
 Type: Non-Contributor
 Year built: 1910
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: No style



Primary Address: 5058 N EAGLE ROCK BLVD
 Other Address: 5056 N EAGLE ROCK BLVD
 Type: Non-Contributor
 Year built: 1962
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: No style



Primary Address: 5060 N EAGLE ROCK BLVD
Other Address: 5062 N EAGLE ROCK BLVD
Type: Non-Contributor
Year built: 1915
Property type/sub type: Commercial-Retail; Retail Store
Architectural style: No style

Name: Happyland Residential Historic District

Description:

The Happyland Residential Historic District is an early-20th century residential neighborhood in Eagle Rock. The district contains 91 properties, and includes parcels along Oak Grove Drive from Loleta Avenue on the east to its western terminus at Eagle Rock High School, and parcels along Townsend and Vincent avenues, between Yosemite Drive on the north and Oak Grove Drive on the south.

The northern and eastern parts of the district occupy generally flat terrain, with Vincent and Townsend avenues laid out in a rectilinear street grid. Oak Grove Drive curves gently along the base of a hill, with parcels on Oak Grove Circle, Silveroak Terrace, and the south side of Oak Grove set into the hillside. Lots in the district are modest in size, with parcels in the flat areas ranging from 45 to 50 feet wide at the street, and between 130 and 135 feet deep. In the hillier areas parcels are more irregular, ranging from 40 to 70 feet wide, and as much as 210 feet deep depending on the topography of the site. Development in the district is exclusively residential, containing mostly one-story single-family residences, with a handful of two-story residences on the south side of Oak Grove Drive. Original residences were constructed primarily in the mid- and late-1920s, and designed primarily in the Tudor Revival and Spanish Colonial Revival styles. Most residences have uniform front setbacks with rear garages accessed via concrete driveways; on sloping sites garages may be at the front of the property or integrated into the residence itself. District features include concrete curbs and sidewalks, as well as landscaped parkways planted with mature street trees including liquidambar, sycamore, and oak. Hillside lots south of Oak Grove Drive have shallow setbacks and no sidewalks or parkways. Period streetlights occur throughout the district.

Of the 91 properties, 57 are contributors to the district, or approximately 63 percent; 34 are non-contributors due to extensive alterations or construction outside the period of significance.

Significance:

The Happyland Residential Historic District is significant as an excellent example of residential development from the early automobile era, and as an excellent and cohesive collection of Period Revival residential architecture in Eagle Rock. The district's period of significance is 1924 to 1928, when the majority of the original residences were constructed.

The area comprising the historic district was historically part of Rancho San Rafael. By the 1880s, Eagle Rock existed as an agricultural and farming community. Subsequently, a portion of the land now comprising the historic district was acquired by James Ferdon, an early area developer, who constructed a large Craftsman style home in 1904 on the hill overlooking what was to become Happyland. In 1908, Ferdon sold his home to Francis B. Silverwood. Silverwood, owner of the well-known regional menswear establishment Silverwoods, was also a backer of the nearby Optimist Boys Home and Ranch (formerly the Strickland Home for Boys), and was the lyricist of the state song, "I Love You, California." The arrival of the Los Angeles Railway led to the rapid suburbanization of Eagle Rock, which was incorporated as an independent city in 1911, and consolidated with the City of Los Angeles in 1923.

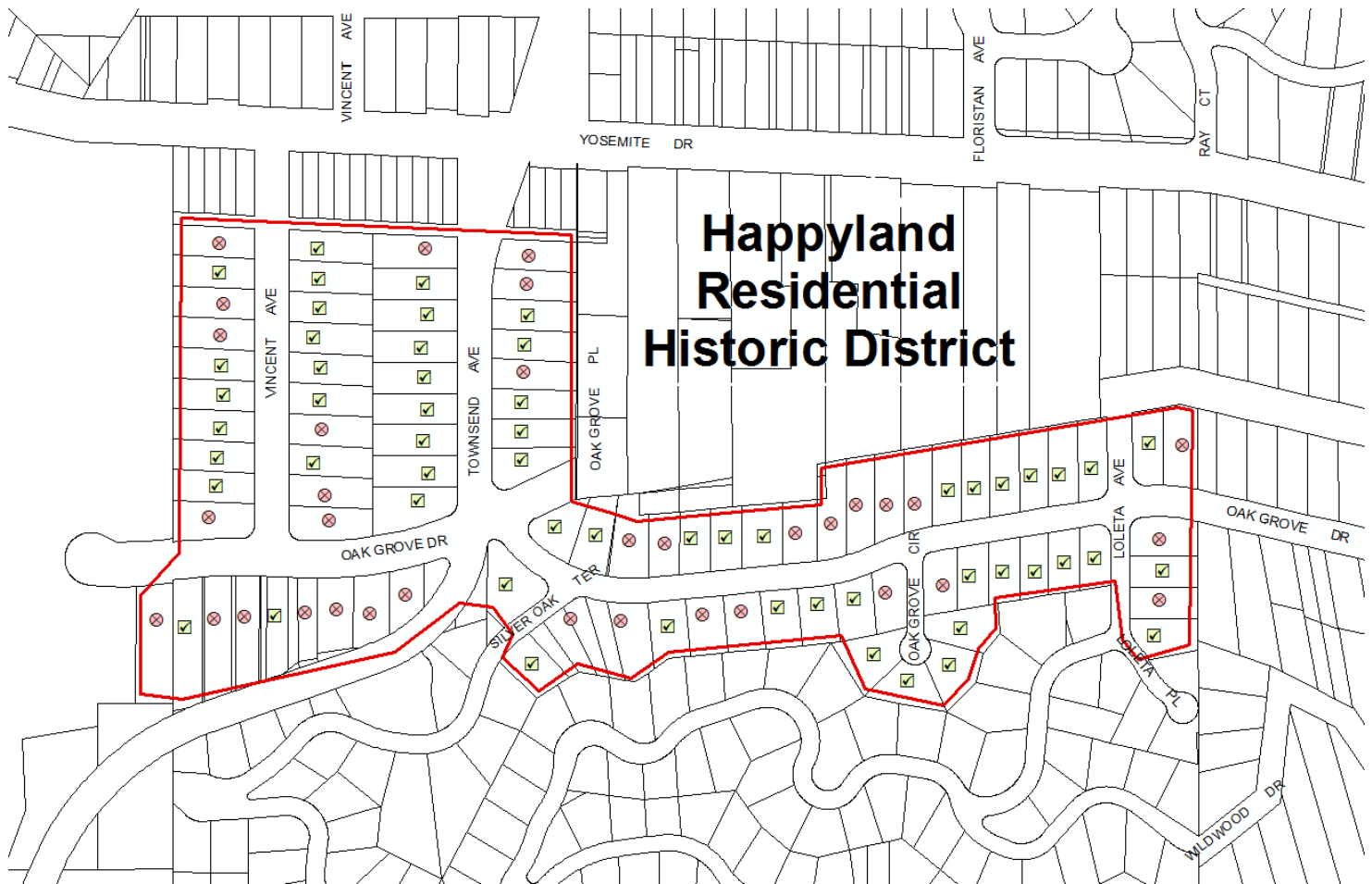
In 1923 and 1924, the land encompassing the district was sold and subdivided as the Blackmer Tract and Tract No. 7895, respectively. Early tract maps identify R.C. Blackmer and his wife M.I. Blackmer, along with the F.B. Silverwood Corporation and others, as having ownership interest in these tracts. Silverwood died shortly after the subdivision of land; however, his association with this area would be memorialized in the development's name: "Silverwood's Happyland." Early advertisements for Happyland promoted various tract improvements, including the paving of concrete streets which would be "thoroughly lighted with ornamental posts." The development's primary roadway, Atolia Drive (later renamed Oak Grove

Drive) was promised to become a “hill drive that will have many splendid homesites.” Ads also highlighted the preservation of existing landscaping, which meant that some sites would already have a large old oak or sycamore that “would take a lifetime to grow.”

The development of Happyland in the 1920s largely occurred under the direction of R.C. Blackmer. Blackmer had arrived in Eagle Rock years earlier in search of putting his community building beliefs into practice. He selected a 13-acre barley field in the central part of what is now Eagle Rock, and set out to develop a community where homes are “close enough to the man’s place of business so he doesn’t spend too much time on the road.” Blackmer was also responsible for Eagle Rock’s first community bus line, the Yellow Bus, which connected area residents to streetcar lines on Sycamore Avenue (now Yosemite Drive) and on Central Avenue (now Eagle Rock Boulevard). Blackmer acted not only as tract developer for Happyland, but in some cases sold or improved individual lots. Prices for Blackmer’s lots ranged from \$1,500 to \$8,000, including at no additional cost the architectural services of Fred J. Swaner. In 1926, Blackmer had a model home constructed at 1552 Oak Grove Drive (still extant), in order to establish the high standard of construction that was intended for the hillside lots within Happyland. Additional builders at work in Happyland included H.M. Peffley, Hubbard & Price, Blumer-Wilson Co., J.B. Brown & Co., and Angelillo Brothers. Architects responsible for multiple properties within the district include Swaner, as well as Vincent Anderson. Original residences were constructed primarily in the Tudor Revival and Spanish Colonial Revival styles, two of the most prevalent styles of the period.

With the influx of new residents came demand for a neighborhood commercial center. A series of brick commercial properties were constructed at the intersection of Yosemite Drive and Townsend Avenue. Known as “Yosemite Centre,” this commercial strip was home to the Happyland Market, Happyland Café, and Happyland Beauty Parlor, as well as a drug store, doctor’s office, shoe repair shop, barber shop, and real estate office. In 1925, T.B. McNary erected the Happyland Filling Station and a service garage at the southeast corner of Yosemite and Townsend. Over time, all of these commercial buildings have been lost, either to demolition or substantial alteration. Also in response to the increasing population in and around Happyland, Eagle Rock High School was built immediately west of the development in 1927. By 1930, some eighty residences had been constructed in the northern portion of Happyland, comprising the historic district. The more steeply sloped sites in the southern part of Happyland, along Silverwood and Wildwood drives, would not be developed until after World War II.

Today, the Happyland Residential Historic District stands out from surrounding development as an excellent example of automobile-era residential development, and as an excellent and cohesive collection of Period Revival residential architecture, in Eagle Rock. Its continued residential use, intact architectural elements, and shared planning features all contribute to the district’s distinctive feel and help to convey a strong sense of time and place.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Happyland Residential Historic District is significant as an excellent example of residential development from the early automobile era in Eagle Rock.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Neighborhood
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Happyland Residential Historic District is significant as an excellent and cohesive collection of Period Revival residential architecture in Eagle Rock.

Contributors/Non-Contributors:

Primary Address: 4652 N LOLETA AVE
 Type: Non-Contributor
 Year built: 1948
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 4658 N LOLETA AVE
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4662 N LOLETA AVE
 Type: Non-Contributor
 Year built: 1945
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 4650 N LOLETA PL
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 4651 N OAK GROVE CIR
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4652 N OAK GROVE CIR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4656 N OAK GROVE CIR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4659 N OAK GROVE CIR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1491 W OAK GROVE DR
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1495 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1500 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1503 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1506 W OAK GROVE DR
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1507 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1511 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1512 W OAK GROVE DR
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1516 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1517 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1521 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1522 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1527 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1528 W OAK GROVE DR
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1531 W OAK GROVE DR
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1535 W OAK GROVE DR
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1536 W OAK GROVE DR
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1541 W OAK GROVE DR
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1542 W OAK GROVE DR
Type: Contributor
Year built: 1928
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1545 W OAK GROVE DR
Type: Non-Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1548 W OAK GROVE DR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1551 W OAK GROVE DR
Type: Non-Contributor
Year built: 2010
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 1552 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1555 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1560 W OAK GROVE DR
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 1561 W OAK GROVE DR
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1565 W OAK GROVE DR
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 1566 W OAK GROVE DR
 Type: Non-Contributor
 Year built: 1993
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 1571 W OAK GROVE DR
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 1572 W OAK GROVE DR
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 1575 W OAK GROVE DR
 Type: Non-Contributor
 Year built: 2010
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 1578 W OAK GROVE DR
 Type: Non-Contributor
 Year built: 1950
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 1579 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1585 W OAK GROVE DR
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 1588 W OAK GROVE DR
Other Address: 1604 W SILVER OAK TER
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1610 W OAK GROVE DR
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 1616 W OAK GROVE DR
Type: Non-Contributor
Year built: 1956
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 1619 W OAK GROVE DR
Type: Non-Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 1620 W OAK GROVE DR
 Type: Non-Contributor
 Year built: 1954
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1628 W OAK GROVE DR
 Other Address: 1624 W OAK GROVE DR
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 1632 W OAK GROVE DR
 Other Address: 1636 W OAK GROVE DR
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 1650 W OAK GROVE DR
 Type: Non-Contributor
 Year built: 1951
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 1656 W OAK GROVE DR
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 1664 W OAK GROVE DR
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 1668 W OAK GROVE DR
Type: Non-Contributor
Year built: 1949
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 1605 W SILVER OAK TER
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 1612 W SILVER OAK TER
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4700 N TOWNSEND AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4703 N TOWNSEND AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4707 N TOWNSEND AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4712 N TOWNSEND AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4713 N TOWNSEND AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4716 N TOWNSEND AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4717 N TOWNSEND AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4722 N TOWNSEND AVE
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4723 N TOWNSEND AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4726 N TOWNSEND AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4727 N TOWNSEND AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4732 N TOWNSEND AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4733 N TOWNSEND AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4736 N TOWNSEND AVE
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4737 N TOWNSEND AVE
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4742 N TOWNSEND AVE
 Type: Non-Contributor
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 4745 N TOWNSEND AVE
 Other Address: 4743 N TOWNSEND AVE
 Type: Non-Contributor
 Year built: 1941
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 4703 N VINCENT AVE
 Type: Non-Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 4706 N VINCENT AVE
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 4707 N VINCENT AVE
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4711 N VINCENT AVE
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 4712 N VINCENT AVE
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 4716 N VINCENT AVE
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 4717 N VINCENT AVE
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 4720 N VINCENT AVE
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 4721 N VINCENT AVE
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 4726 N VINCENT AVE
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4727 N VINCENT AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4730 N VINCENT AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4731 N VINCENT AVE
Type: Non-Contributor
Year built: 1937
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 4736 N VINCENT AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4737 N VINCENT AVE
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4740 N VINCENT AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4741 N VINCENT AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4746 N VINCENT AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 4747 N VINCENT AVE
Type: Non-Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival

Name: Holgate Square Residential Historic District**Description:**

The Holgate Square Residential Historic District is a small district of nine single-family houses in Lincoln Heights arranged around a central square. Accessed solely from N. Broadway, the street's entrance is marked by tall entry pillars of mortared native cobblestones with a "HOLGATE SQUARE" inscription on each. From there, the street (lined with Mexican fan palm trees on its east side only) slopes up to the south until it dead-ends at a cul-de-sac with a central square upon which the houses face. The square is surrounded by mortared cobblestone walls which match the entry pillars and has interior linear concrete walkways; it has an informal landscape of flowering shrubs and lawn. The street surrounding the square has concrete sidewalks.

Of the nine properties in the district, eight are contributors and one is a non-contributor.

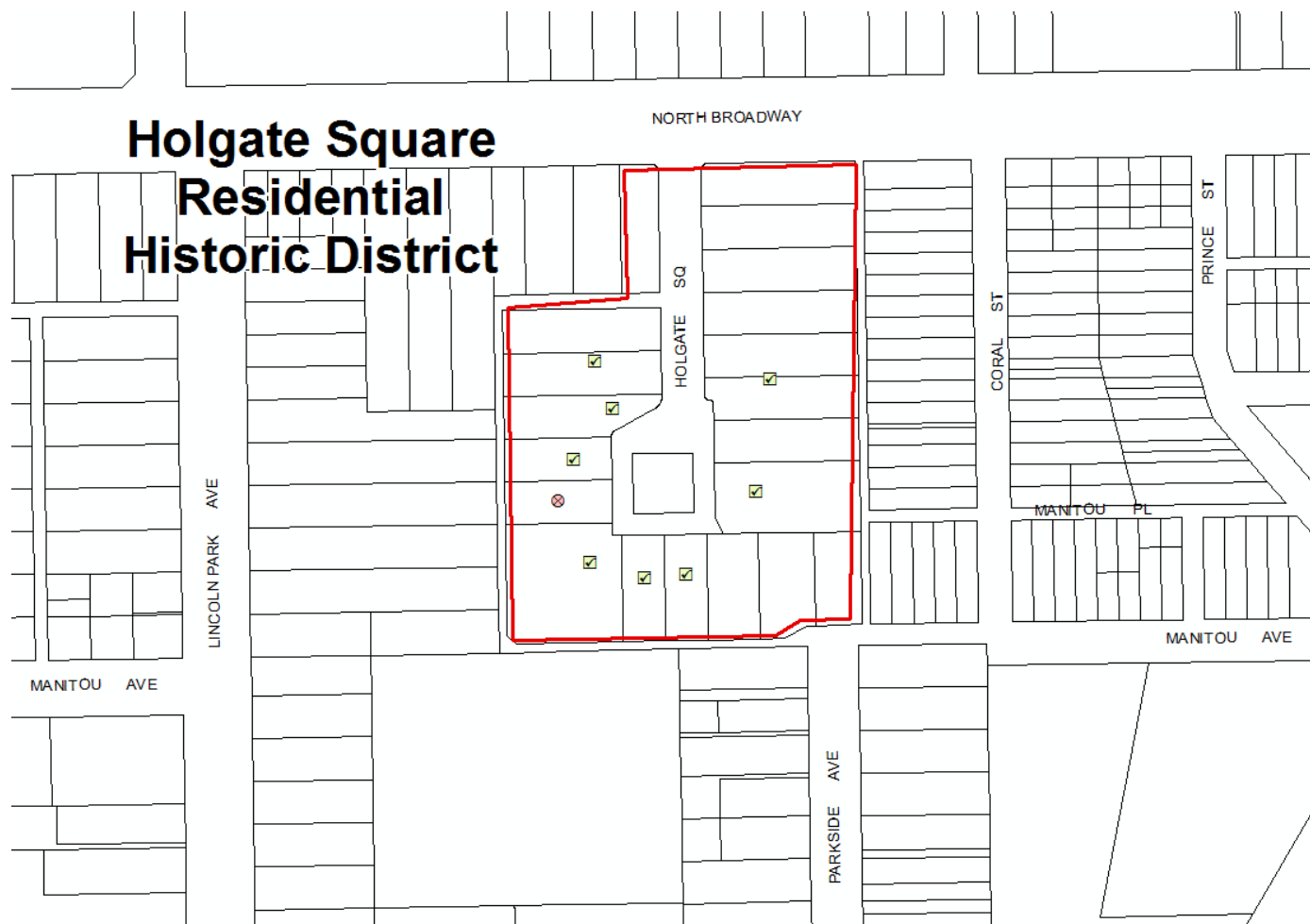
The district's houses are located on lots of varying sizes and exhibit varying setbacks, all of which are shallow except for a deep setback at 2330 Holgate Square. Houses have small front lawns or other landscaping. Two of the properties (2316 and 2330 Holgate) are fronted by mortared cobblestone retaining walls. One of these (2316 Holgate) pre-dates the 1907 tract subdivision, with an 1880 construction date. The remaining contributing properties were constructed between 1911 and 1925 and are designed in the Craftsman style and various Period Revival styles. Common alterations include window replacements, replacement of porch rails and flooring, and installation of security doors and window bars.

Significance:

The Holgate Square Residential Historic District is significant as an excellent example of streetcar suburbanization in Lincoln Heights. Located one block from a former streetcar line that ran along N. Broadway (originally Downey Avenue), the district contains an intact and cohesive concentration of residences that reflect the significant role that transit played in directing the city's early growth. It is particularly notable for its tract features, including its central square and mortared cobblestone walls and other features. Of the district's nine residences, 89% contribute to its significance. The tract features also contribute to the district's significance.

The first house in the district was constructed in 1880, long before development of the tract, and had Downey Avenue addresses before Holgate Square was developed. Newspaper articles and census records indicate that William and Mary Holgate were either its original or early occupants. Developer William Holgate subdivided multiple tracts in what was then known as East Los Angeles, including Holgate Square in 1907. Holgate Square was subdivided around Holgate's existing house and included lots in a range of sizes, all focused on the central square.

Holgate Square was not extensively marketed through newspaper advertisements, and its development was relatively slow. Two residences were constructed in 1911 and 1912, then a second phase of construction occurred between 1919 and 1925. The period of significance for the historic district is 1880 to 1925, which captures its period of development and the time during which all of its buildings were constructed.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Distinctive example of turn of the century streetcar suburbanization in Lincoln Heights, developed due to its proximity to streetcar lines that historically served the area. The small district is oriented around a central square with elaborate stonework.

Contributors/Non-Contributors:



Primary Address: 2306 N HOLGATE SQ
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 2310 N HOLGATE SQ
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 2311 N HOLGATE SQ
 Type: Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 2315 N HOLGATE SQ
 Type: Non-Contributor
 Year built: 2008
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 2316 N HOLGATE SQ
 Type: Contributor
 Year built: 1880
 Property type/sub type: Residential-Single Family; House
 Architectural style: Victorian, Vernacular Cottage, hip roof



Primary Address: 2321 N HOLGATE SQ
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 2327 N HOLGATE SQ
Other Address: 2327 1/2 N HOLGATE SQ
Type: Contributor
Year built: 1911
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 2330 N HOLGATE SQ
Other Address: 2334 N HOLGATE SQ
Type: Contributor
Year built: 1919
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 2331 N HOLGATE SQ
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival; Craftsman

Name: Mayo Street Residential Historic District**Description:**

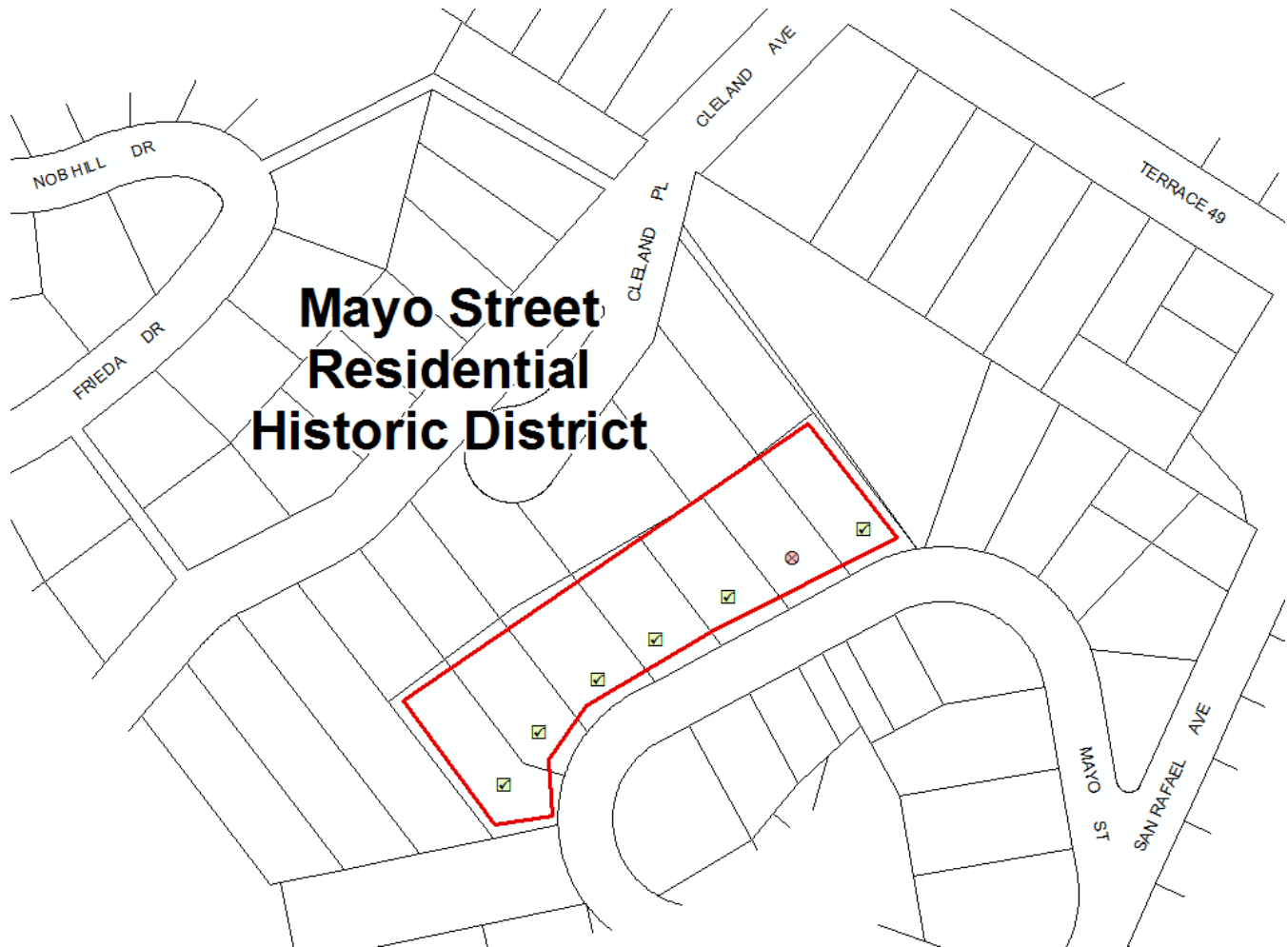
The Mayo Street Residential Historic District is a small hillside district of cantilevered, single-family residences, located along a short stretch of Mayo Street in the Mount Washington neighborhood of Northeast Los Angeles. The district includes parcels on the north side of Mayo Street, which charts a small loop from the northern end of San Rafael Avenue, near Terrace 49. The topography of the district is hilly and adheres to an irregular, curvilinear street grid, with Mayo Street featuring a moderate downward slope in the northeast direction. The two- and three-story residences occupy modest-sized, steeply sloped lots, with one-story at the street level and lower levels cantilevered over the slope of the hillside. The residences feature uniform shallow setbacks and concrete driveways. Street-facing façades are dominated by carports and small entrance courtyards. Landscaping is substantial and comprises a wide variety of mature trees and some foundation plantings. Street features include concrete sidewalks.

Residences within the district were constructed in 1965 and are predominately Mid-Century Modern in style. Common elements include dramatic rooflines, unornamented primary façades of vertical board siding or stucco, simple entries, and large windows. Typical alterations include some window replacements. One residence has been extensively altered. Of the district's seven residences, six are contributors and one is a non-contributor.

Significance:

The Mayo Street Residential Historic District is significant as an excellent and unique example of hillside residential design that exhibits technological innovations in engineering as applied to the modern hillside architecture of Northeast Los Angeles. Contributing residences within the district retain the dramatic cantilevers, modular configurations, and pre-fabricated materials which enable them to adapt to the dramatic terrain of the canyon upon which they are sited. Of the district's seven residences, 86% contribute to its significance.

The district was originally part of a larger tract recorded as Tract No. 22673. Residences within the district were designed by Richard Kearney, who also contributed to the design and construction of other hillside residences in the area. Though no information was found regarding the marketing or development of the properties, building permits reveal the residences were owned by Elevations, Inc. The period of significance for the historic district is 1965, the year during which its buildings were constructed.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	Engineering, 1900-1985
Theme:	Technological Developments in Construction, 1900-1985
Sub theme:	Hill Houses, 1920-1985
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent collection of stilt-house residential designs in Mount Washington; exhibits technological innovations in engineering as applied to hillside development.

Contributors/Non-Contributors:



Primary Address: 945 N MAYO ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 947 N MAYO ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 949 N MAYO ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 953 N MAYO ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 957 N MAYO ST
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 961 N MAYO ST
 Type: Non-Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 965 N MAYO ST
Type: Contributor
Year built: 1965
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century

Name: Montecito Drive Residential Historic District**Description:**

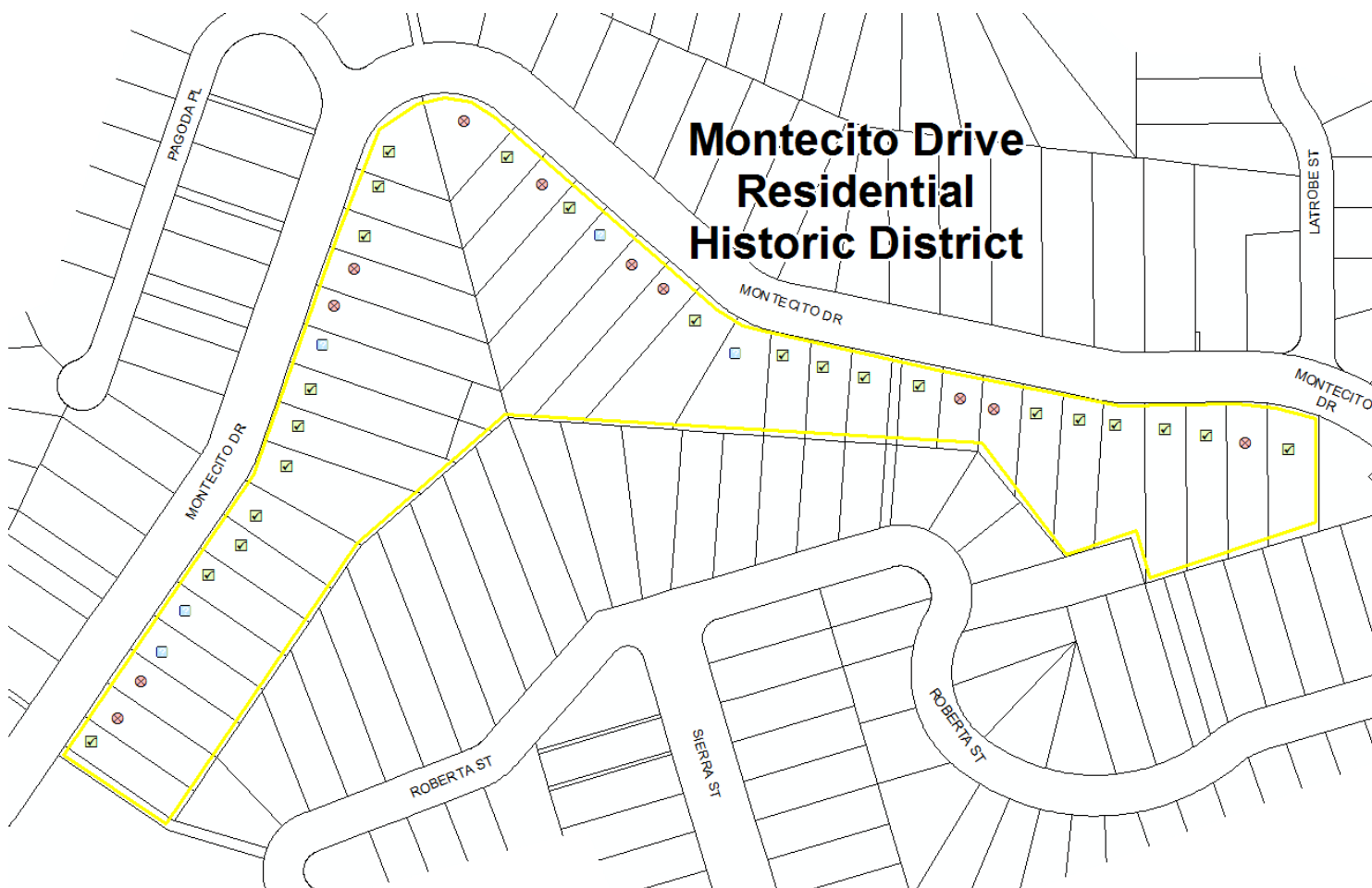
The Montecito Drive Residential Historic District is a small district of “platform” or stilt single-family residences, located along a stretch of hillside on Montecito Drive in the Montecito Heights neighborhood of Northeast Los Angeles. The district includes 39 parcels along the south side of Montecito Drive, between Radio Drive and Latrobe Street. The topography of the district is hilly, with Montecito Drive charting a winding course through an irregular, curvilinear street grid. The one- and two-story residences occupy narrow, steeply-sloped lots and are suspended over a canyon, resting on steel platforms which are supported on a system of diagonally-braced steel poles. The residences have uniform, shallow setbacks and span the full width of their lots. Street-facing façades are dominated by one- or two-car garages or carports and entrance courtyards. Landscaping is substantial and comprises a wide variety of mature trees.

Residences within the district were developed between 1961 and 1964 and are predominantly Mid-Century Modern in style. Common elements include rectangular plans, unadorned walls, and wood siding with minimal fenestration on the primary façades. One story models feature flat or low-pitched roofs, while two-story models are capped with a front gabled roof. Typical alterations include garage door replacements, window and doors replacements, the addition of stucco cladding, some carport conversions into garages, and new perimeter fences. Of the district’s 39 residences, 23 are contributors and 11 are non-contributors; five properties cannot be seen from the public right-of-way.

Significance:

The Montecito Drive Residential Historic District is significant as an excellent and unique example of hillside residential design that exhibits technological innovations in engineering as applied to the modern hillside architecture of Northeast Los Angeles. Contributing residences within the district retain the dramatic cantilevers, modular configurations, and pre-fabricated materials which enable them to adapt to the dramatic terrain of the canyon upon which they are sited. Of the district’s 39 residences, approximately 59% contribute to its significance.

The district was originally part of a larger tract known as Montecito Park (Tract No. 104), subdivided in 1908, though a Los Angeles Times article reported street improvements and a trolley line extension in the area as early as 1906. While early records and articles suggest that the area was popular for residential development, historic aerial photographs show that the south side of Montecito Drive remained vacant into the 1950s. Though no information was found regarding the marketing or development of the subdivision, residences within the district were largely constructed by the Montecito Construction Company, and designed by John Pugsley or Richard Kearney. Construction of the residences preceded a larger hillside development along Latrobe Street, marketed as The Cliffs and sold by Mesa Realty in 1966. The period of significance for the historic district is 1961 to 1964, which captures its period of development and the time during which most of its buildings were constructed. Due to common alterations to individual properties, including addition of perimeter fences, garage door and primary door replacements, window replacements, and cladding in stucco, the district may not retain sufficient integrity for National Register eligibility.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	Engineering, 1900-1985
Theme:	Technological Developments in Construction, 1900-1985
Sub theme:	Hill Houses, 1920-1985
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent collection of stilt-house residential design in Montecito Heights; exhibits technological innovations in engineering as applied to hillside development. Due to common alterations to individual properties, including garage door replacements, addition of perimeter fences, restuccoing, and primary door replacements, the district may not retain sufficient integrity for National Register eligibility.

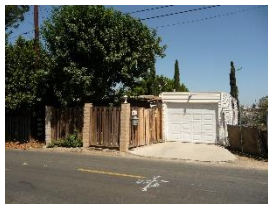
Contributors/Non-Contributors:



Primary Address: 1070 E MONTECITO DR
 Type: Contributor
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1072 E MONTECITO DR
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



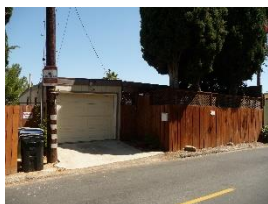
Primary Address: 1076 E MONTECITO DR
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1080 E MONTECITO DR
 Type: Not sure
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1084 E MONTECITO DR
 Type: Not sure
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



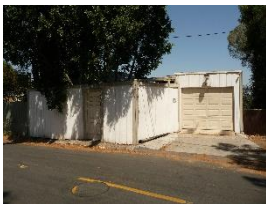
Primary Address: 1088 E MONTECITO DR
 Type: Contributor
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1092 E MONTECITO DR
Type: Contributor
Year built: 1965
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1094 E MONTECITO DR
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1098 E MONTECITO DR
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1100 E MONTECITO DR
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1104 E MONTECITO DR
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1108 E MONTECITO DR
Type: Not sure
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1112 E MONTECITO DR
Type: Non-Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1116 E MONTECITO DR
Type: Non-Contributor
Year built: 1990
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 1120 E MONTECITO DR
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1124 E MONTECITO DR
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1130 E MONTECITO DR
Type: Contributor
Year built: 1964
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1142 E MONTECITO DR
Type: Non-Contributor
Year built: 1957
Property type/sub type: Residential-Single Family; House
Architectural style: Ranch, Traditional



Primary Address: 1146 E MONTECITO DR
Type: Contributor
Year built: 1962
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1150 E MONTECITO DR
Type: Non-Contributor
Year built: 1961
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1154 E MONTECITO DR
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1158 E MONTECITO DR
Type: Not sure
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1162 E MONTECITO DR
Type: Non-Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1166 E MONTECITO DR
Type: Non-Contributor
Year built: 1981
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 1170 E MONTECITO DR
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1174 E MONTECITO DR
Type: Not sure
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1178 E MONTECITO DR
Type: Contributor
Year built: 1961
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1182 E MONTECITO DR
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1186 E MONTECITO DR
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1190 E MONTECITO DR
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1196 E MONTECITO DR
 Type: Non-Contributor
 Year built: 2006
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 1198 E MONTECITO DR
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 1200 E MONTECITO DR
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1206 E MONTECITO DR
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1210 E MONTECITO DR
 Type: Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1216 E MONTECITO DR
 Type: Contributor
 Year built: 1965
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Mid-Century



Primary Address: 1220 E MONTECITO DR
Type: Contributor
Year built: 1963
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 1226 E MONTECITO DR
Type: Non-Contributor
Year built: 1993
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 1230 E MONTECITO DR
Type: Contributor
Year built: 1965
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century

Name: Mt. Royal Drive Residential Historic District**Description:**

The Mt. Royal Drive Residential Historic District is an early-20th century residential subdivision in the northernmost part of Eagle Rock. The district consists of two residential blocks of Mt. Royal Avenue between Colorado Boulevard to the south and Hill Drive to the north, bisected by Las Flores Drive. The district boundary generally conforms with the original 1906 tract; commercial properties fronting Colorado Boulevard have been excluded from the district.

The district occupies gently sloping terrain at the base of the San Rafael Hills, with Mt. Royal Drive descending from the foothills toward Colorado Boulevard. Development in the district is exclusively residential, composed of one- and two-story single family homes, as well as two duplexes. Lots measure 50 feet wide at the street, and 155 feet deep. Houses are sited with uniform front setbacks and detached rear garages accessed via concrete driveways. Original residences were constructed primarily in the teens and 1920s. The district displays a mixture of architectural styles popular during the period. Predominantly Craftsman, other represented styles include Queen Anne, American Colonial Revival, Spanish Colonial Revival, and Tudor Revival. District features include concrete curbs and sidewalks. Most notably, the district displays wide landscaped parkways planted with three sets of mature street trees: fan palms, jacaranda, and camphor. There are no streetlights.

The district is composed of 50 residential properties. Of these, 30 are contributors to the district, or approximately 60%; 19 are non-contributors due to extensive alterations or construction outside the period of significance. One property is not visible from the public right-of-way and could not be evaluated.

Significance:

The Mt. Royal Drive Residential Historic District is significant as an excellent example of early-20th century residential suburban development near a streetcar line in Eagle Rock; much of the district's development pre-dates Eagle Rock's consolidation with the City of Los Angeles in 1923. The district's period of significance is 1906 to 1930, when the majority of the original residences were constructed.

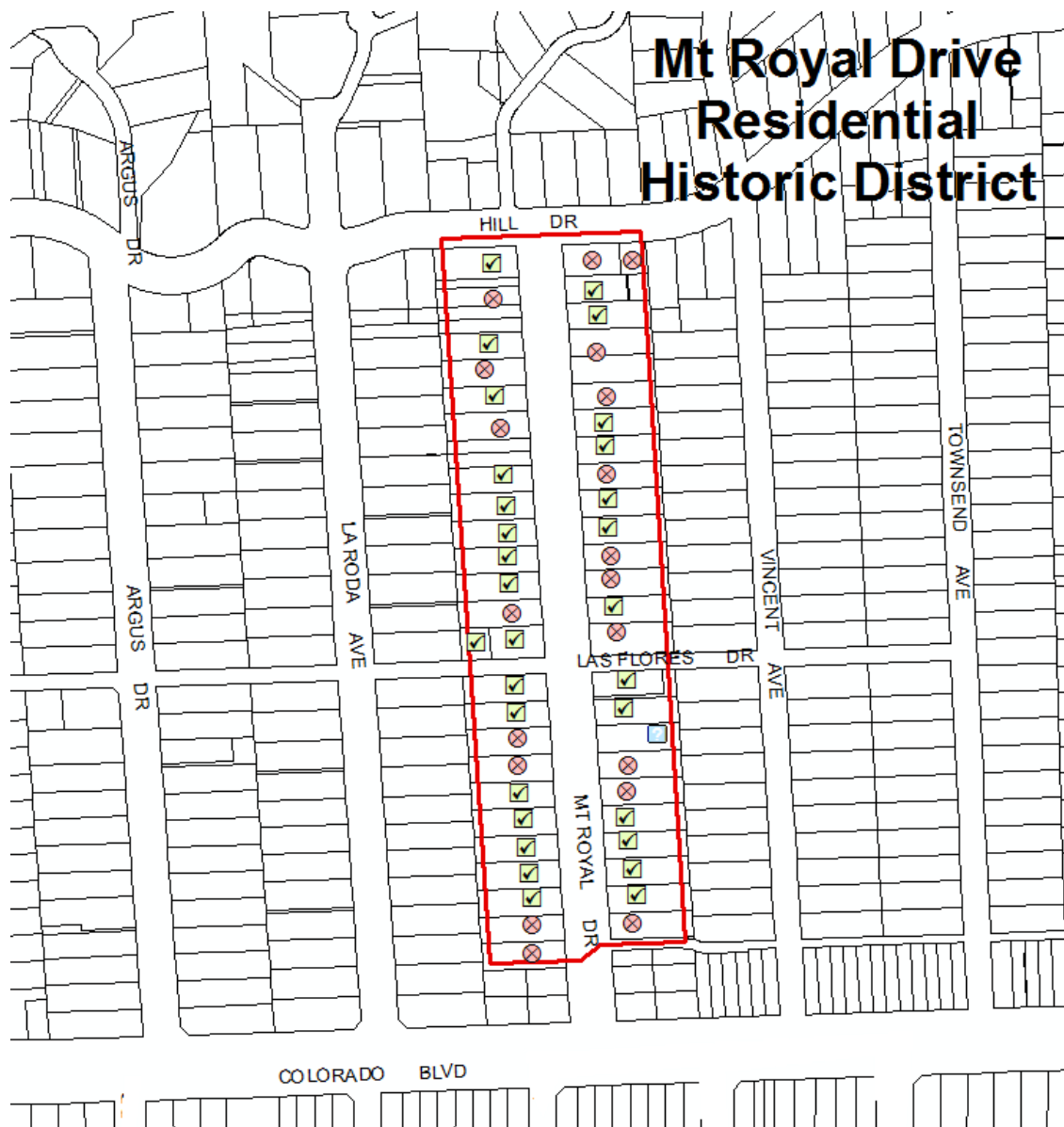
The area comprising the district was historically part of Rancho San Rafael, and later was largely utilized for agricultural purposes. In the 1880s, this land was acquired by James and Mary Hickson, who erected the still-extant Queen Anne farmhouse near what is now Hill Drive and Mt. Royal Avenue, just north of the district. From this residence the Hicksons ran their farming operation, which extended from the ridgeline to Colorado Boulevard. In June of 1906, prominent local developers Edwards & Winters Co. (later Edwards & Wildey Co.) subdivided the area for residential development, making it one of the earliest residential tracts in Eagle Rock. Recorded as the Mayfair Park Tract, it comprised two blocks of Royal Drive (renamed Mt. Royal Drive) from Eagle Rock Road (Colorado Boulevard) to Hill Avenue (Hill Drive).

Advertisements for the tract highlighted its elevated siting which afforded "sweeping views of the surrounding country," as well as its wide central roadway. At 86 feet, it would be substantially wider than in surrounding tracts. However, the Mayfair Park Tract's most distinctive feature was its 20-foot wide landscaped parkways, planted with a three sets of exotic street trees, including California and Mexican fan palms, flowering jacaranda from Brazil, and camphor tree from China and Japan. So unusual was this "systematized street planting" that near three decades later, former city forester L. Glenn Hall called out Mt. Royal Drive as a perfect example of "how Southern California could be further beautified." The tract was convenient to the commercial shopping district just beginning to take shape on Colorado Boulevard, as well as to the Eagle Rock Valley

streetcar line, which ran north along Eagle Rock Boulevard to Colorado, then east to Townsend Avenue beginning in August 1906.

While residential lots within the district were offered for sale as early as 1906, construction was sporadic at the start. Around 1909, news was spreading of plans for a new campus for Occidental College, spurring development throughout Eagle Rock. In 1923, Eagle Rock, then an independent city, was consolidated with the City of Los Angeles, securing access to a reliable source of water and further incentivizing residential construction. Development in the Mayfair Park Tract peaked in the 1920s, with about half of the existing residences built during that decade. By 1930, nearly all of the residential lots had houses on them, though the business lots fronting Colorado Boulevard remained empty.

Today, the Mt. Royal Drive Residential Historic District stands out as a cohesive concentration of early-20th century residential suburban development from the streetcar era. Its continued residential use, intact architectural elements, and unique planning features contribute to the district's distinctive feel and help to convey a strong sense of time and place.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Mt. Royal Drive Residential Historic District is significant as an excellent example of early-20th century residential suburban development near a streetcar line in Eagle Rock.

Context 2:

Context:	Pre-Consolidation Communities of Los Angeles, 1850-1932
Sub context:	No Sub-context
Theme:	Eagle Rock, 1850-1923
Sub theme:	Important Events in Eagle Rock History, 1850-1923
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Mt. Royal Drive Residential Historic District is significant as an excellent example of residential development that pre-dates Eagle Rock's consolidation with the City of Los Angeles in 1923.

Contributors/Non-Contributors:

Primary Address: 1684 Hill Dr
 Type: Non-Contributor
 Year built: 1963
 Property type/sub type: Residential-Single Family; House
 Architectural style: Ranch, Minimal



Primary Address: 1715 W LAS FLORES DR
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5111 N MT ROYAL DR
 Other Address: 5111 1/2 N MT ROYAL DR
 5113 N MT ROYAL DR
 5113 1/2 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1938
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Minimal Traditional



Primary Address: 5117 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 5118 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1920
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 5122 N MT ROYAL DR
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5123 N MT ROYAL DR
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5128 N MT ROYAL DR
 Type: Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5129 N MT ROYAL DR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5132 N MT ROYAL DR
Type: Contributor
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5133 N MT ROYAL DR
Type: Contributor
Year built: 1918
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5138 N MT ROYAL DR
Type: Contributor
Year built: 1919
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Primary Address: 5139 N MT ROYAL DR
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5140 N MT ROYAL DR
Type: Non-Contributor
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 5145 N MT ROYAL DR
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Vernacular



Primary Address: 5148 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1918
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 5149 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5150 N MT ROYAL DR
 Type: Not sure
 Year built: 1920
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5153 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 5154 N MT ROYAL DR
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5159 N MT ROYAL DR
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Primary Address: 5160 N MT ROYAL DR
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5163 N MT ROYAL DR
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Primary Address: 5203 N MT ROYAL DR
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Primary Address: 5204 N MT ROYAL DR
Type: Non-Contributor
Year built: 1919
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5207 N MT ROYAL DR
Type: Non-Contributor
Year built: 1921
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5208 N MT ROYAL DR
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5213 N MT ROYAL DR
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5214 N MT ROYAL DR
Type: Non-Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Primary Address: 5217 N MT ROYAL DR
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5218 N MT ROYAL DR
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 5224 N MT ROYAL DR
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Primary Address: 5225 N MT ROYAL DR
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5228 N MT ROYAL DR
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5229 N MT ROYAL DR
 Type: Contributor
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5234 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1916
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Craftsman



Primary Address: 5235 N MT ROYAL DR
 Other Address: 5233 N MT ROYAL DR
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5237 N MT ROYAL DR
 Other Address: 5239 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1930
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



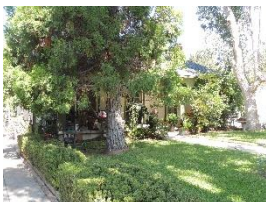
Primary Address: 5240 N MT ROYAL DR
 Type: Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 5244 N MT ROYAL DR
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5248 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1978
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 5249 N MT ROYAL DR
 Type: Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5253 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1935
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5256 N MT ROYAL DR
 Other Address: 5258 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1906
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 5259 N MT ROYAL DR
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5264 N MT ROYAL DR
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Queen Anne



Primary Address: 5266 N MT ROYAL DR
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5271 N MT ROYAL DR
 Other Address: 5269 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: No style



Primary Address: 5274 N MT ROYAL DR
 Type: Non-Contributor
 Year built: 1957
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 5277 N MT ROYAL DR
 Other Address: 5273 N MT ROYAL DR
 5275 N MT ROYAL DR
 Type: Contributor
 Year built: 1911
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman

Name: Sea View Lane Residential Historic District**Description:**

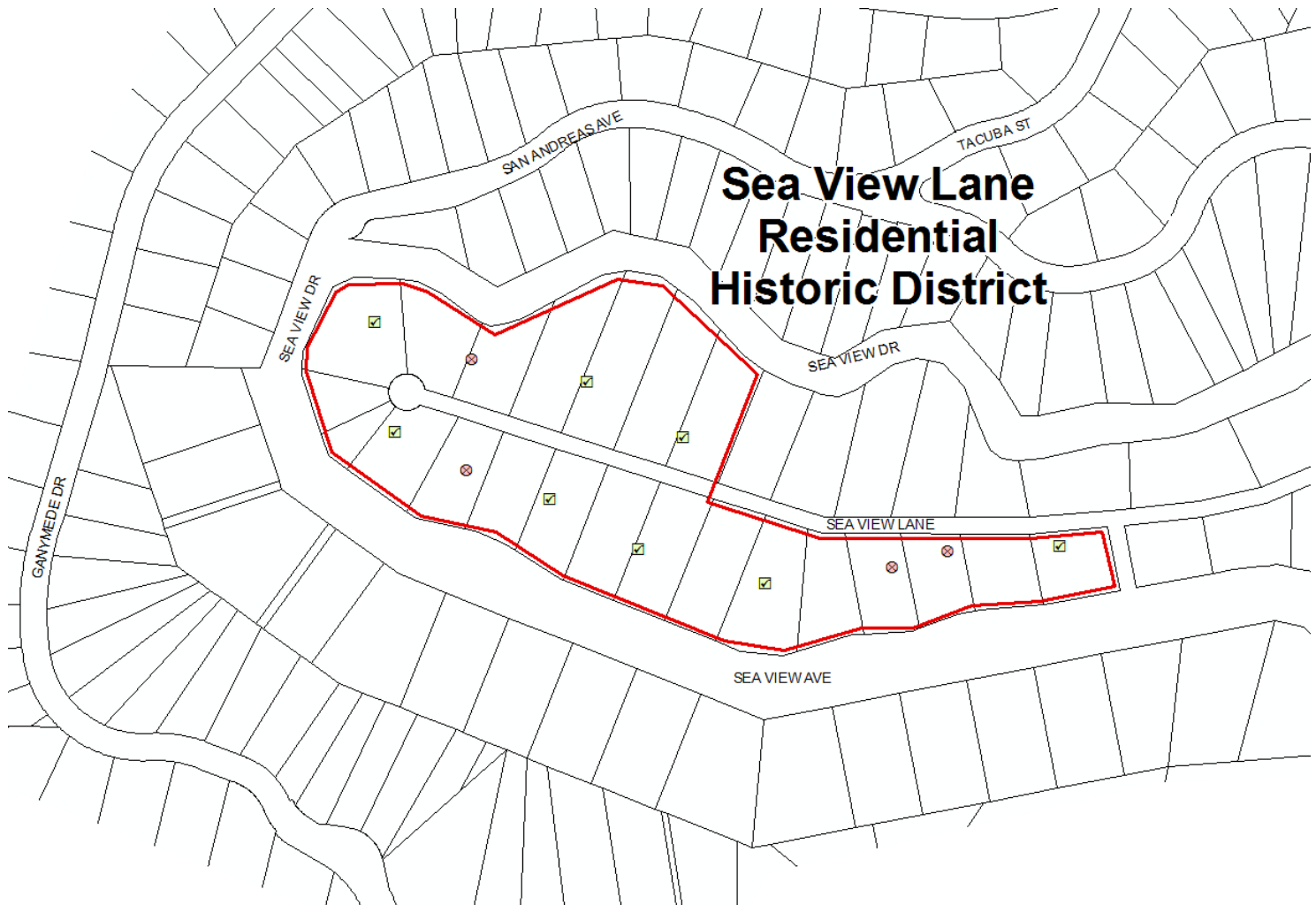
The Sea View Lane Residential Historic District is a small district of single-family residences located on both sides of Sea View Lane, a narrow street ending in a cul-de-sac in Mount Washington. The street slopes down to the northwest, following the relatively flat top of a ridge in a hilly area; the properties lining Sea View Lane are sited on large, irregularly sized double lots that slope steeply downhill at their rears. The area is densely vegetated with mature trees planted on individual parcels, and the street has no sidewalks or other planning features.

The district's residences were largely constructed between 1942 and 1966 and are Early Modern and Mid-Century Modern in style. They are one to two stories in height and tend to be large, though their street-facing facades are modest and low-slung. The houses reflect custom designs for individual owners, some by notable architects like Harwell Hamilton Harris and James DeLong. Common features include wood cladding, large expanses of glass, horizontal orientations, flat or shallowly pitched hipped roofs with wide overhanging eaves, and minimal ornamentation. The district includes three Los Angeles Historic-Cultural Monuments: the Birtcher-Share House (1942, HCM-612), the Scholfield House (1953, HCM-613), and the Wolford House (1951, HCM-614). Alterations to contributors are few, but include some window replacements, driveway alterations, and landscape changes. Of the district's 12 properties, eight are contributors and four are non-contributors (one of the non-contributors is a vacant double lot).

Significance:

The Sea View Lane Residential Historic District is significant as an excellent concentration of Early Modern and Mid-Century Modern residential architecture in the Mount Washington area of northeast Los Angeles. Contributing residences within the district retain their original plans, massing, scale, and character-defining features and comprise an unusually intact grouping of custom single-family residences in Modern styles. Of the district's 12 properties, 67% contribute to its significance.

The tract containing the district was originally subdivided between 1909 and 1911 by developer Harry Gray, and Sea View Lane was not given a name at that time. It was known as Sea View Avenue and Central Terrace before becoming Sea View Lane. Several Craftsman-style homes were constructed in the tract (east of the district) in the 1910s, but historic aerial photographs indicate that most of it was not developed until the 1950s. The first Modern residence built in the district was a home for Cecil Birtcher, designed by architect Harwell Hamilton Harris and completed in 1942. More Mid-Century Modern residences followed in the 1950s and through the 1960s, occupying large double lots with expansive views at the rear and modest, private street-facing facades screened by landscaping. While custom home designs are relatively common in Mount Washington, the scale, setting, and uniformly Modern styles of the residences in the Sea View Lane district set it apart. The period of significance for the historic district is 1942 to 1966, which captures its period of development and the time during which most of its buildings were constructed.

**Context 1:**

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:	Significant concentration of Mid-Century Modern residential architecture in the Mount Washington area, with high quality design and craftsmanship.

Contributors/Non-Contributors:

Primary Address: 4182 W SEA VIEW AVE
 Other Address: 4222 W SEA VIEW LANE
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 4196 W SEA VIEW AVE
 Type: Non-Contributor
 Year built: 1973
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Late



Primary Address: 4200 W SEA VIEW AVE
 Other Address: 4176 W SEA VIEW AVE
 Type: Contributor
 Year built: 1964
 Property type/sub type: Residential-Single Family; House
 Architectural style: Hollywood Regency, Late; Modern, Mid-Century



Primary Address: 4267 W SEA VIEW DR
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 4234 W SEA VIEW LANE
 Other Address: 4200 W SEA VIEW AVE
 4212 W SEA VIEW AVE
 4216 W SEA VIEW AVE
 Type: Contributor
 Year built: 1942
 Property type/sub type: Residential-Single Family; House
 Architectural style: Modern, Early



Primary Address: 4249 W SEA VIEW LANE
Other Address: 4241 W SEA VIEW DR
4247 W SEA VIEW DR
Type: Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 4252 W SEA VIEW LANE
Other Address: 4222 W SEA VIEW AVE
4224 W SEA VIEW AVE
4230 W SEA VIEW AVE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 4259 W SEA VIEW LANE
Other Address: 4259 W SEA VIEW DR
Type: Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 4260 W SEA VIEW LANE
Other Address: 4242 W SEA VIEW AVE
Type: Contributor
Year built: 1951
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



Primary Address: 4274 W SEA VIEW LANE
Type: Non-Contributor
Year built: 2008
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 4278 W SEA VIEW LANE
Type: Contributor
Year built: 1953
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century



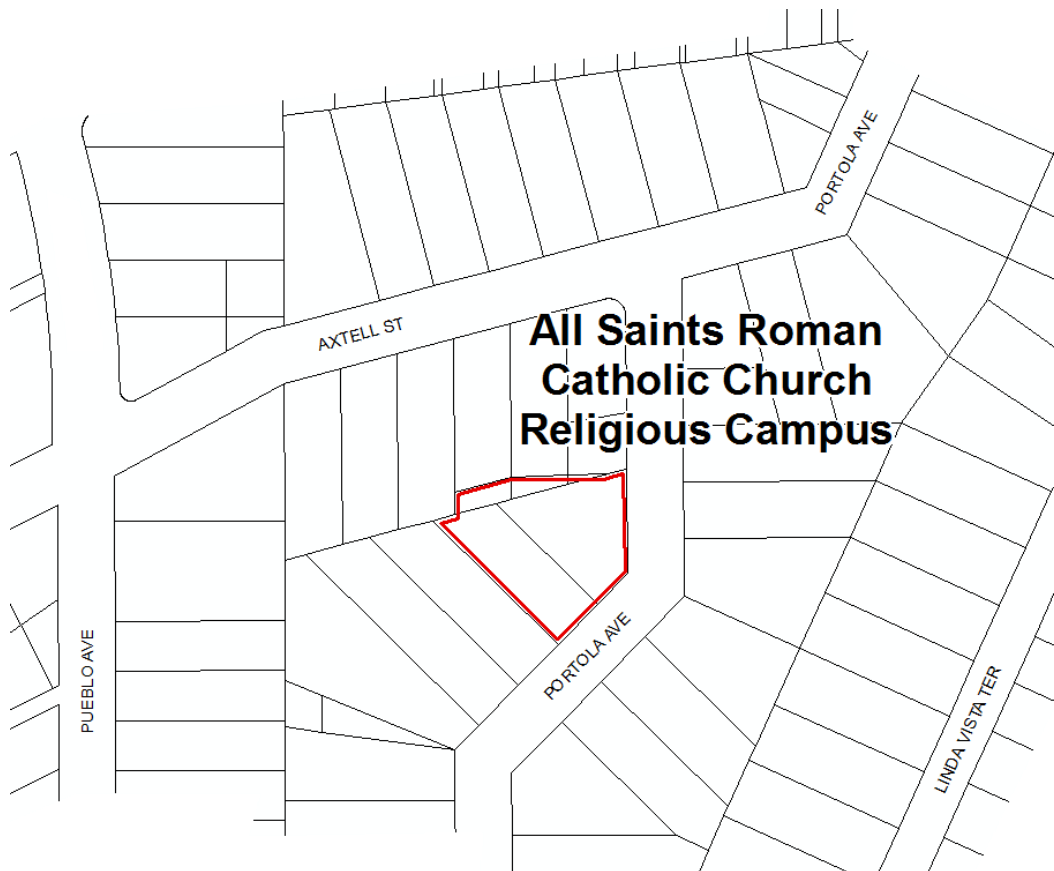
Primary Address: 4284 W SEA VIEW LANE
Other Address: 4285 W SEA VIEW DR
4295 W SEA VIEW DR
Type: Contributor
Year built: 1966
Property type/sub type: Residential-Single Family; House
Architectural style: Modern, Mid-Century

Name: All Saints Roman Catholic Church Religious Campus**Description:**

All Saints Roman Catholic Church religious campus, located at 3417-3431 N Portola Ave. The campus is composed of a church building and a rectory. The church is designed in Romanesque Revival style. Features include clay tile gable roofs with coved eaves; textured stucco wall cladding; wood and steel frame windows; and wood slab doors. Details include buttressing; an arched corbel table; elaborated entrance with concentric rounded arches and spiral pilasters; stained leaded-glass windows in rounded arches; a large circular rose window; wrought-iron grille work; pole-mounted wrought-iron light fixtures; and a wrought-iron cross atop the main gable. A prominent, four-sided tower displays a pyramidal roof with an iron cross, pilasters, arched vents, metal grilles, and narrow diamond-pane windows. The two-story rectory building is designed in the Spanish Colonial Revival style. Features include clay tile gable roofs with coved eaves; textured stucco wall cladding; wood, aluminum, and louvered windows; and wood doors. Details include a corbeled upper-story overhang; rounded arch openings; spiral columns and pilasters; wrought-iron grilles.

Significance:

Excellent example of a 1930s religious campus in El Sereno. This religious campus was constructed in 1931, and is composed of a church building and a rectory. The church is also an excellent example of Romanesque Revival institutional architecture, designed by architect Emmet G. Martin.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1930s religious campus in El Sereno.

Context 2:

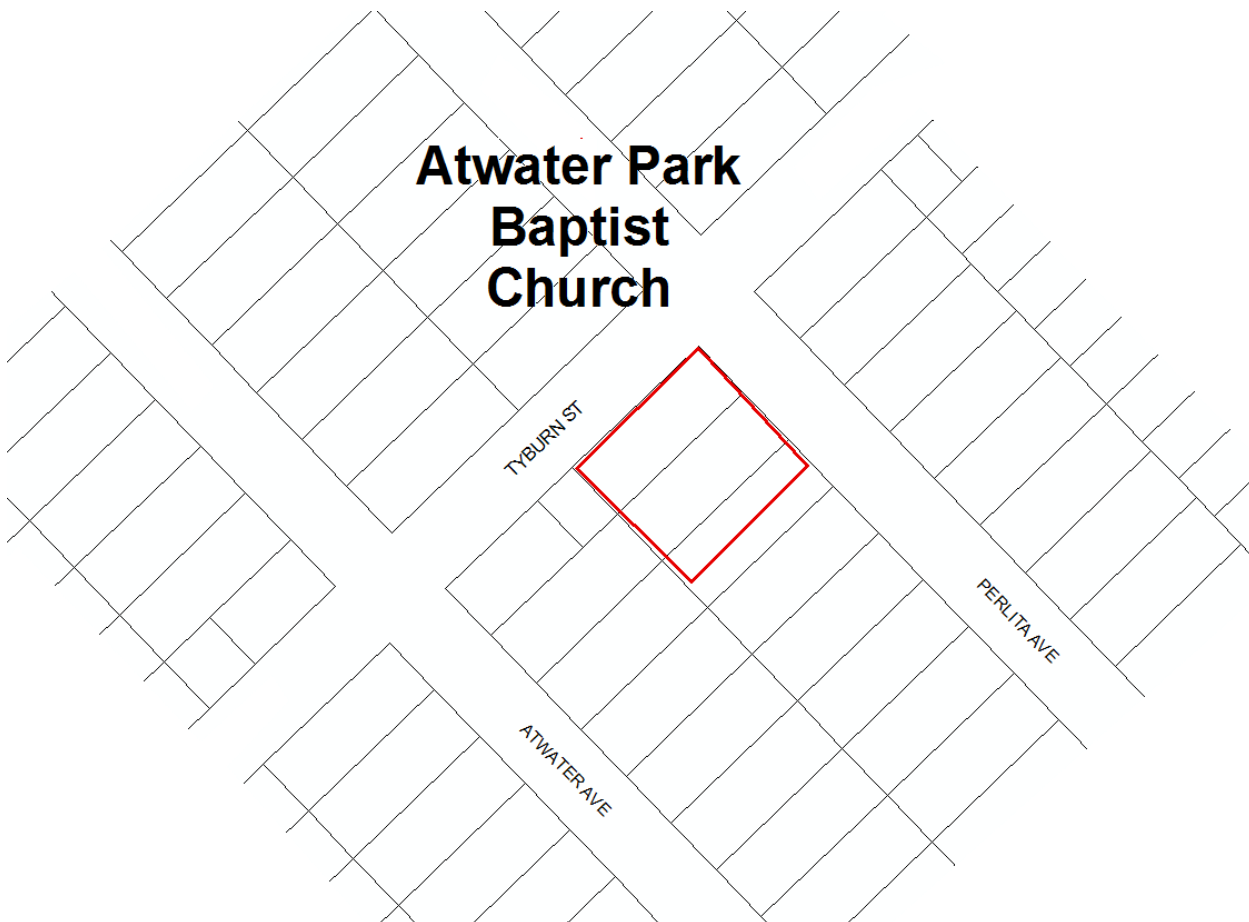
Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Mediterranean and Indigenous Revival Architecture, 1887-1952
Sub theme:	Romanesque Revival, 1910-1940
Property type:	Institutional - Religion/Spirituality
Property sub type:	Church
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Romanesque Revival institutional architecture, designed by architect Emmet G. Martin.

Name: Atwater Park Baptist Church**Description:**

Religious campus at 3370 W Perlita Avenue, composed of multiple attached buildings - including the original church building, the main sanctuary, and community rooms/offices - linked by arcades and covered walkways. Designed in the Mission Revival style with Gothic Revival elements, features include smooth stucco cladding; shaped parapets and crenellation; buttressing; pointed arch openings; a square tower with a copper spire; a square crenellated tower; wood-frame windows, some with stained leaded glass; wood plank doors with elaborated surrounds; and decorative light fixtures. The community room/office area features flush-mounted aluminum and steel windows; metal doors. Site features include concrete walkways, aggregate concrete paving, metal stair and hand rails, and lawns and shrubs.

Significance:

Excellent example of a religious campus in Atwater Village. The congregation was originally established in 1923, with their first church building dedicated in 1924. As the congregation grew, a larger sanctuary was added in 1949. The Atwater Park Center has occupied an office here for some forty years.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a religious campus in Atwater Village.

Name: 2233-2237 W Avenue 33 Bungalow Court**Description:**

The 2233-2237 W. Avenue 33 Bungalow Court occupies a single residential parcel in the Glassell Park neighborhood of northeast Los Angeles. The property consists of six Spanish Colonial Revival style bungalows (four one-story bungalows and two, two-story buildings with units over garages), with a Craftsman one-story residence at the rear of the lot. All of the buildings face the front of the lot and are accessed via a shared central driveway. The complex is not landscaped other than low hedges along each bungalow unit. There are no visible alterations.

Significance:

The 2233-2237 W. Avenue 33 Bungalow Court is an excellent example of an intact 1920s-1930s bungalow court in northeast Los Angeles. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed between 1923 (single-family residence at rear of lot) and 1937, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features.



Context 1:

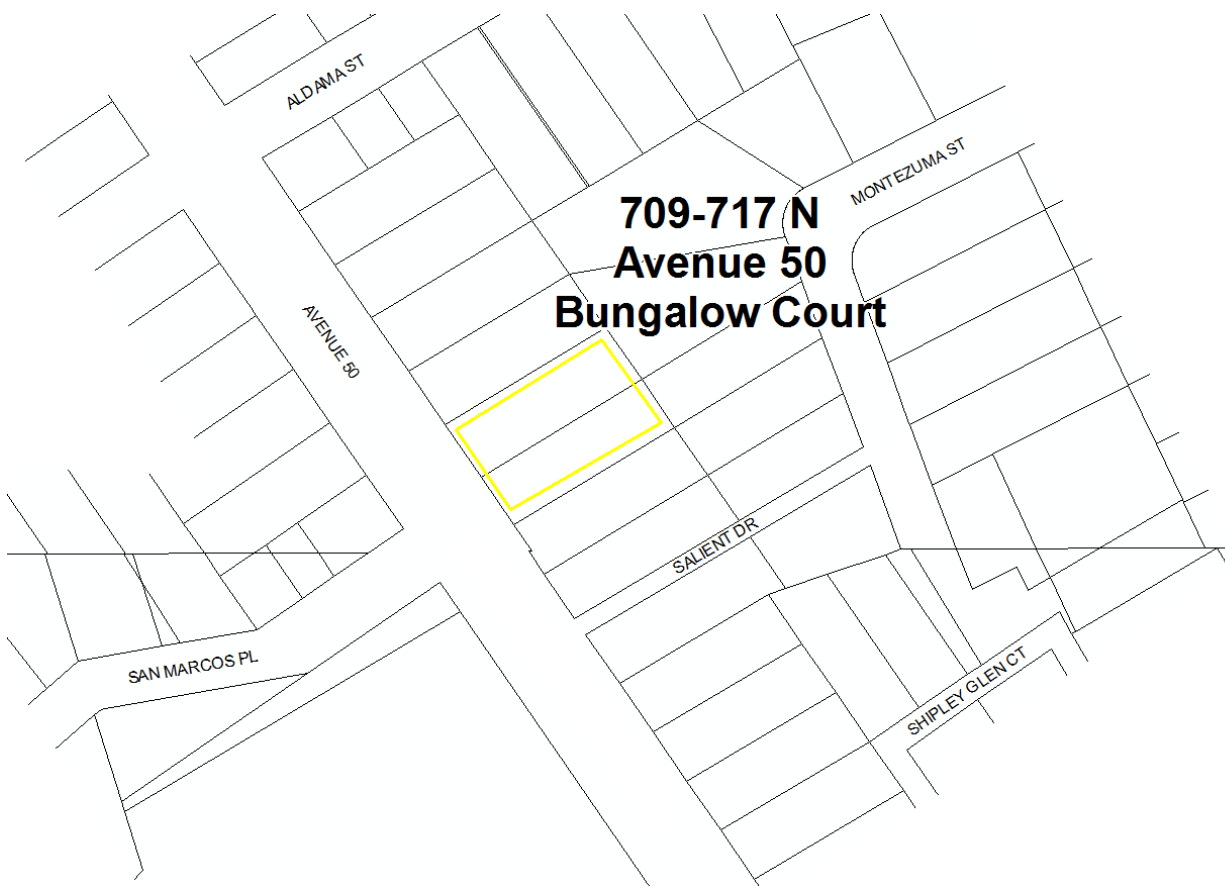
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: 709-717 N Avenue 50 Bungalow Court**Description:**

The 709-717 N. Avenue 50 Bungalow Court occupies two residential parcels and steps up a steep slope in the Highland Park neighborhood of northeast Los Angeles. The property consists of 10 Spanish Colonial Revival style bungalows facing inward toward a central concrete stairway with landscaping. The two bungalows at the front of the lot sit atop garages and are connected by a stucco arch over the complex's entry. Alterations to the bungalow court include some window replacements, some window opening alterations, and the addition of security doors and a shared security gate.

Significance:

The 709-717 N. Avenue 50 Bungalow Court is an excellent example of an intact 1920s bungalow court in northeast Los Angeles. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1925, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features. Due to alterations, including some window replacements, some window opening alterations, and the addition of security doors and a shared security gate, the bungalow court may not retain sufficient integrity for National Register eligibility.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a bungalow court in Highland Park, featuring the distinctive characteristics of the property type. Some bungalow courts in northeast Los Angeles are notable for their adaptation to steep hillsides. Due to alterations, including the replacement of some windows and the addition of a security gate and security doors, the property may not retain sufficient integrity for National Register eligibility.

Name: Bekins Estate**Description:**

Large residential estate at 1554 W Hill Drive, including a three-story single-family residence, multiple outbuildings, and extensive landscaping. Incorporating elements of the French Norman and Tudor Revival styles, the residence features steeply-pitched hip and gable roofs with flared eaves; smooth stucco and brick exterior cladding; divided-light wood windows, some with leaded diamond panes; and fabric window awnings. Other features of the site include terracing with stone and concrete retaining walls; concrete walkways; metal balustrades and pipe railings; cast concrete railings; water features; two wooden garden sheds; a swimming pool; and extensive landscaping and mature trees. The site is bounded by a stucco perimeter wall topped with metal balustrades and chain-link fencing, and multiple decorative metal gates. Note that the view of the residence from the public right-of-way is the rear facade; the primary facade is not publicly visible.

Significance:

Excellent example of Period Revival residential architecture, with elements of the French Norman and Tudor Revival styles; work of noted architect R. D. Jones. Also significant as the residential estate of Martin Bekins, founder of the Bekins Van & Storage Co. The moving and storage company was founded by brothers Martin and John Bekins in 1891 in Sioux City, Iowa. In 1894, Martin brought Bekins to Los Angeles. In 1927, after turning the business over to his children, Martin built his Eagle Rock estate. He lived there until his death in 1933. Occupying a 3.5-acre hilltop site, the residential estate is Eagle Rock's largest. Published reports indicate that the estate includes a 5,000-square foot residence, as well as multiple guest houses, manicured gardens, a fountain, a large swimming pool, a bocce ball court, greenhouses, and several garages. The property was last sold in 1965 to Emanuel and Maria Kvassay, who renamed the property Chateau Emanuel.

At the time of the survey, the Archdiocese of Los Angeles was in negotiations to purchase the property and convert it into a religious retreat for priests. Also at this time, an intensive-level assessment of the property was in progress.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Tudor Revival, 1895-1929
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Tudor Revival residential architecture in Eagle Rock, work of noted architect R. D. Jones.

Context 2:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Industrial Giants, 1870-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	B/2/2
Status code:	3S;3CS;5S3
Reason:	Significant as the residential estate of Martin Bekins, founder of the Bekins Van & Storage Co.

Context 3:

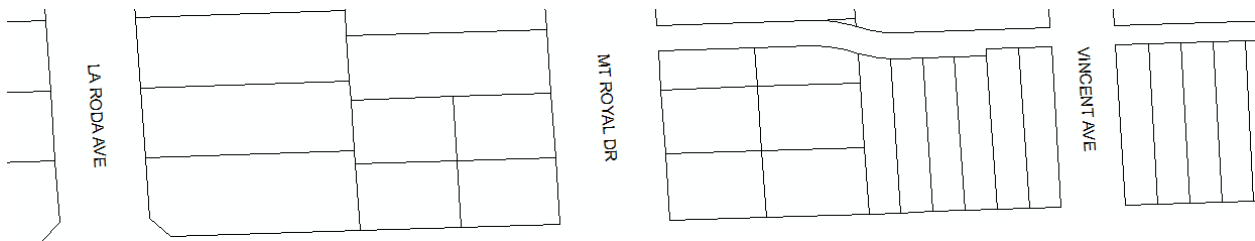
Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Period Revival residential architecture, with elements of the French Norman and Tudor Revival styles; work of noted architect R.D. Jones.

Name: Bungalow Court at 1666-1676 W Colorado Bl**Description:**

Bungalow court constructed in 1921 in a vernacular style. The property contains seven detached one-story bungalows oriented around a central landscaped courtyard, with two garage buildings at the rear.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock; located on Colorado Boulevard, which originally had a streetcar line.

**Bungalow court at 1666-1676 W Colorado Bl****Context 1:**

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

Name: Bungalow Court at 1836-1842 W Chickasaw Avenue**Description:**

Bungalow court constructed in 1929 in the Spanish Colonial Revival style. The property contains two rows of one-story residential units which step up the steeply-sloped lot; with garages at the street. Units are oriented onto a central stairway.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock; rare example which steps up the hill to accommodate its steeply-sloped site.

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s bungalow court in Eagle Rock; rare example which steps up the hill to accommodate its steeply-sloped site.

Name: Bungalow Court at 2115-2121 Laverna Ave

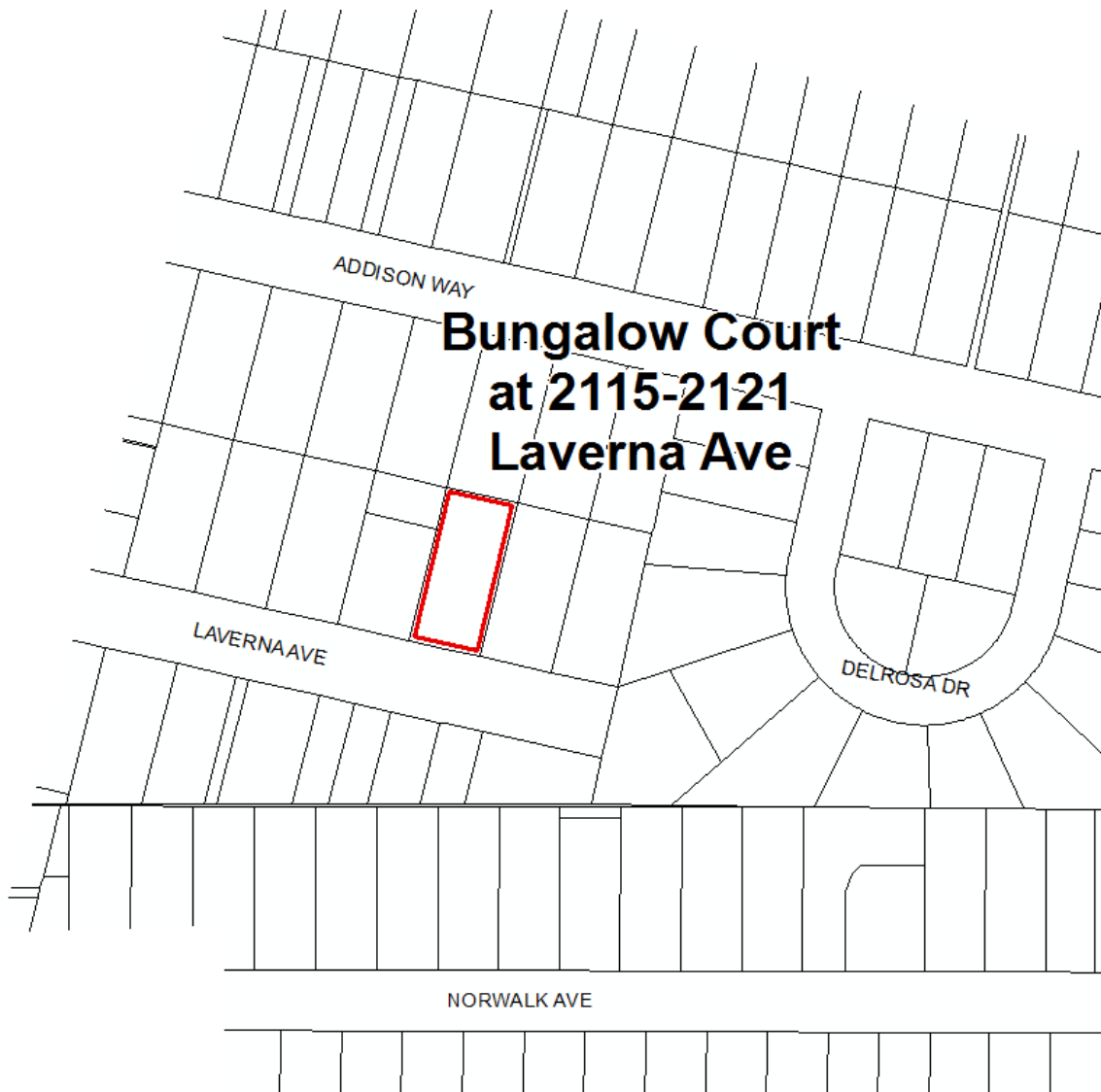


Description:

Bungalow court constructed in 1924 in the Spanish Colonial Revival style. The property contains four detached one-story bungalows and a two-story rear building oriented around a central landscaped courtyard.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.



Context 1:

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

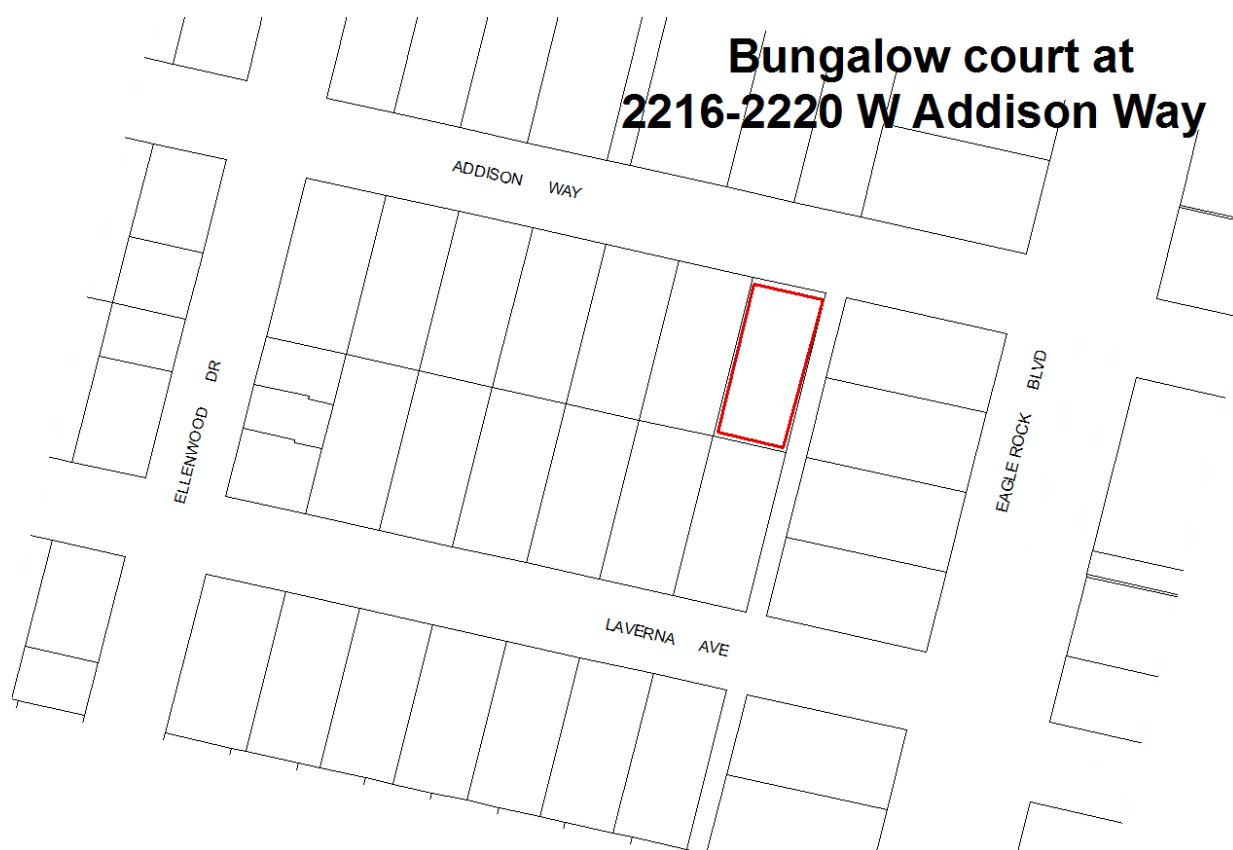
Name: Bungalow Court at 2216-2220 W Addison Way

Description:

Bungalow court constructed in 1920. The property contains two one-story residential buildings designed in the Spanish Colonial Revival style, a garage building, and a Craftsman house at the rear, oriented onto a central concrete walkway.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.


Context 1:

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

Name: Bungalow Court at 2217-2223 W Laverna Ave**Description:**

Bungalow court constructed in 1924 in the Spanish Colonial Revival style. The property contains seven detached one-story bungalows oriented around a central landscaped courtyard, with a garage building to the side.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.

**Context 1:**

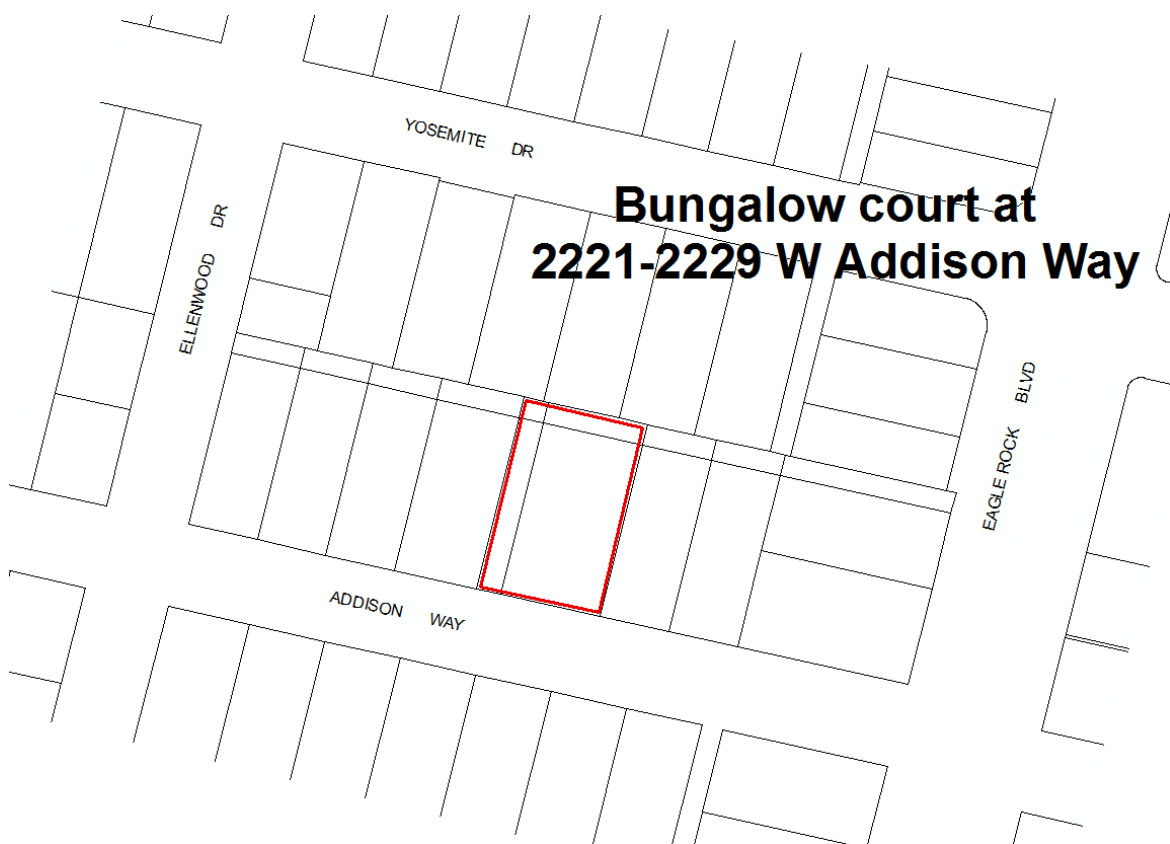
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 2221-2229 W Addison Way**Description:**

Bungalow court constructed in 1925 in the Spanish Colonial Revival style. The property contains four one-story residential buildings and a two-story rear building oriented around a central landscaped courtyard.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.

**Context 1:**

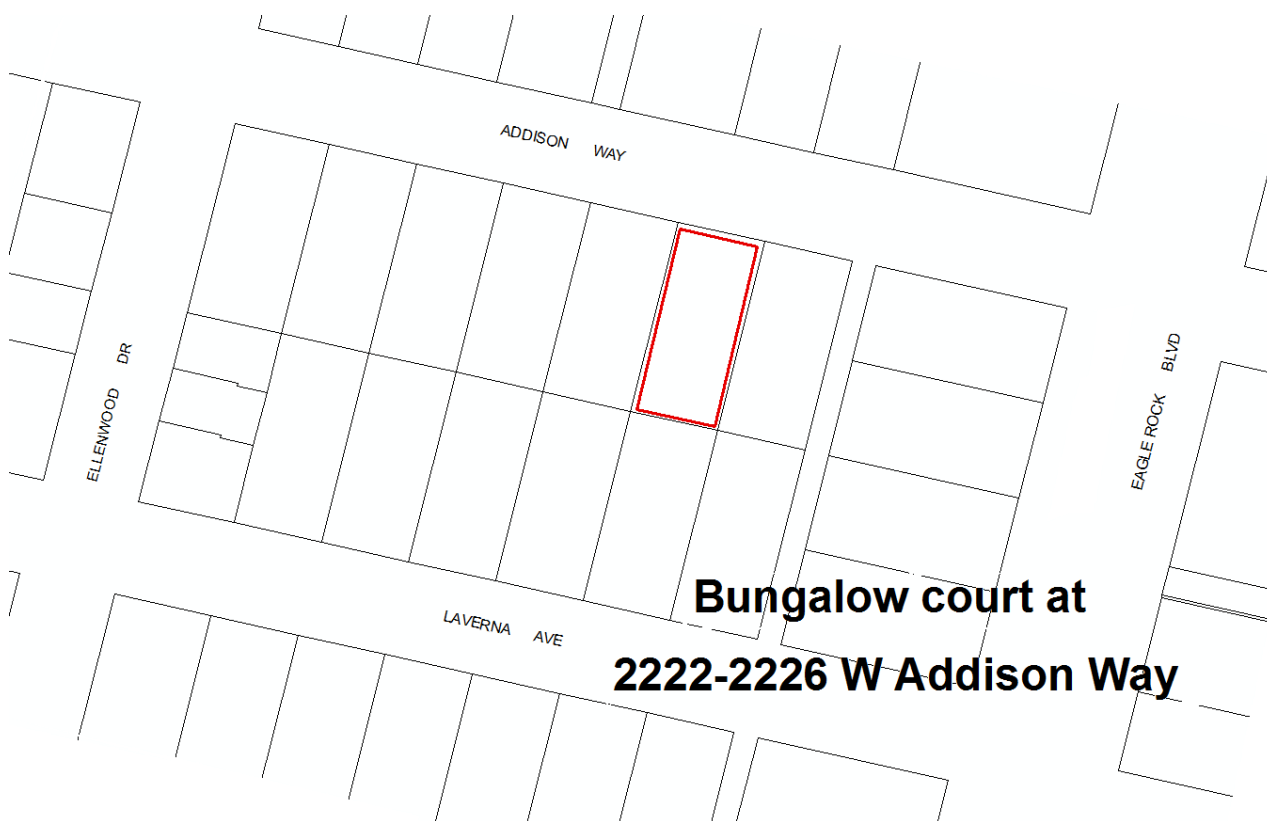
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 2222-2226 W Addison Way**Description:**

Bungalow court constructed in 1923 in the Spanish Colonial Revival style. The property contains four detached one-story bungalows and a rear garage building with residential above, oriented onto a central concrete and brick driveway.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.



**Bungalow court at
2222-2226 W Addison Way**

Context 1:

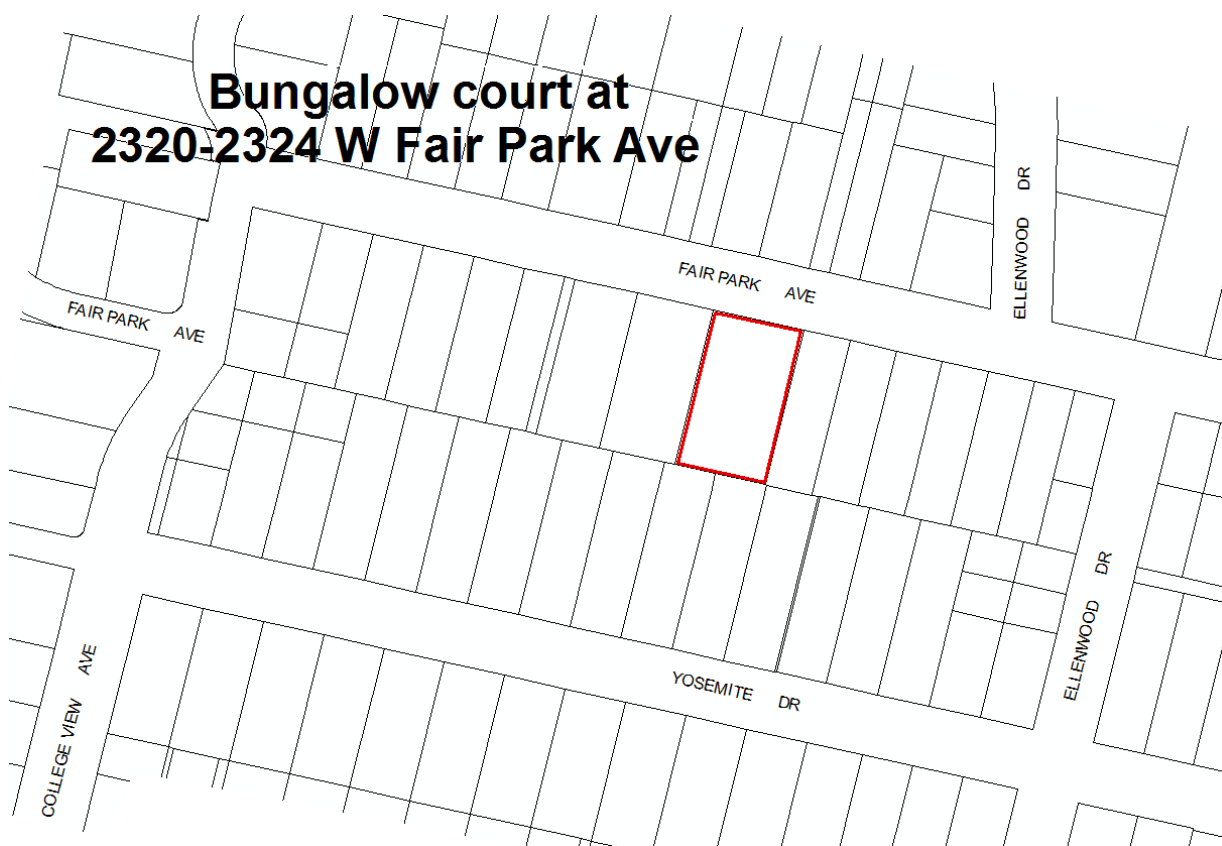
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 2320-2324 W Fair Park Ave**Description:**

Bungalow court constructed in 1922 in the Craftsman style. The property contains six detached one-story bungalows oriented around a central landscaped courtyard, with a garage at the rear.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.

**Context 1:**

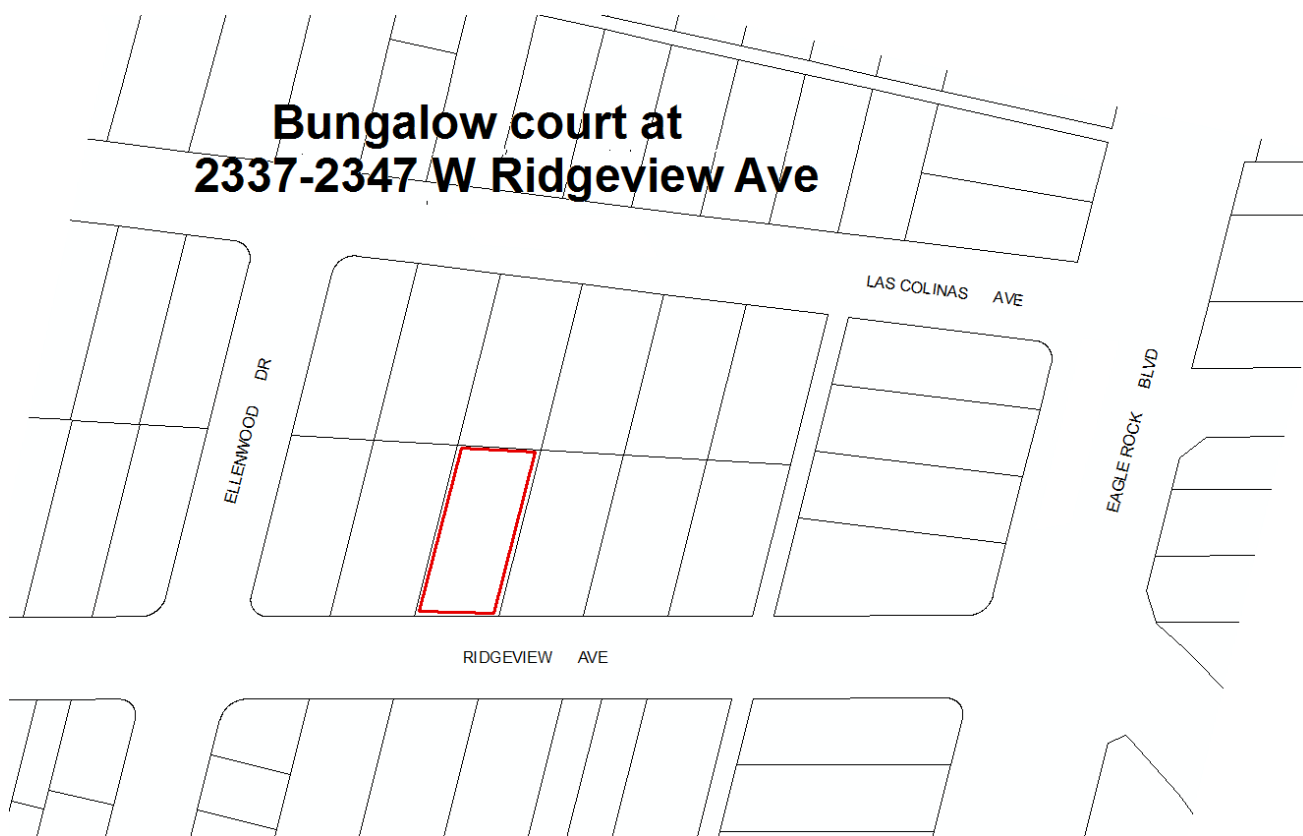
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 2337-2347 W Ridgeview Ave**Description:**

Bungalow court constructed in 1926 in the vernacular style. The property contains a three detached residential buildings oriented around a narrow landscaped courtyard.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.

**Context 1:**

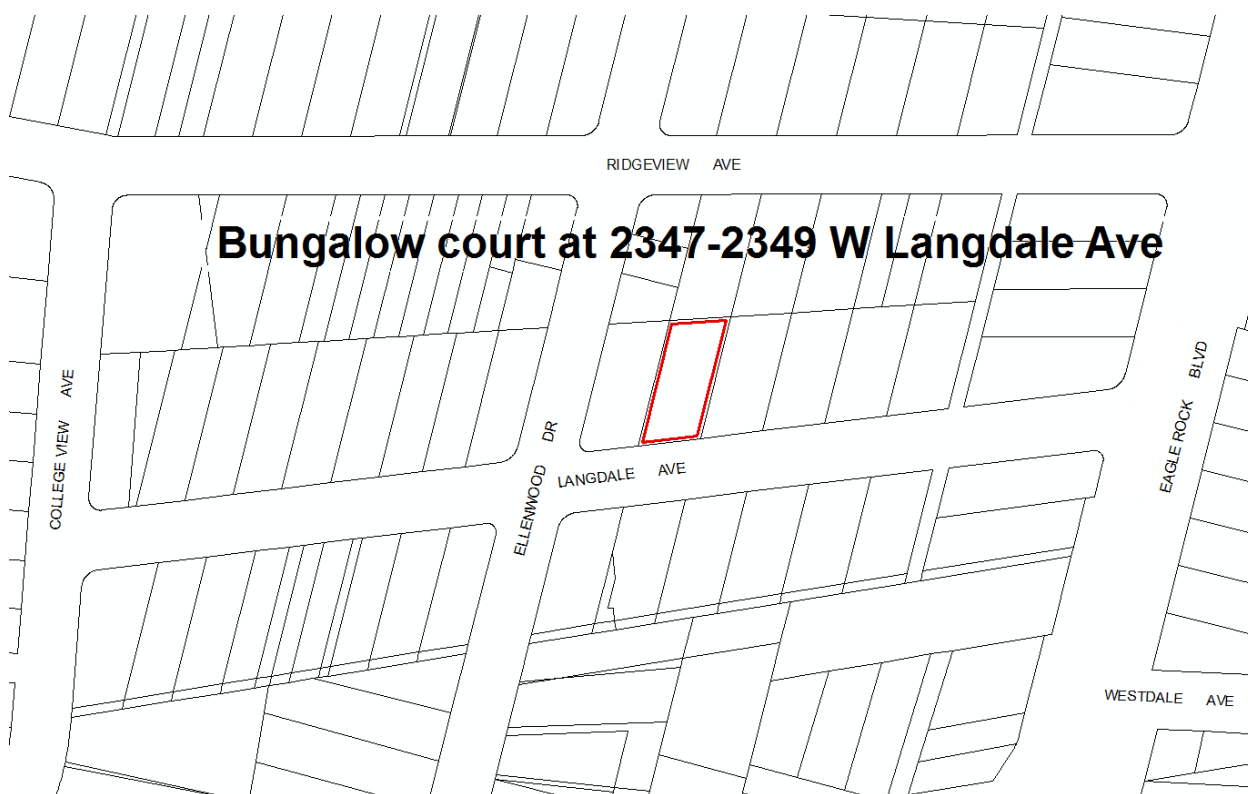
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 2347-2349 W Langdale Ave**Description:**

Bungalow court constructed in 1923 in the Spanish Colonial style. The property contains three one-story residential buildings oriented around a central landscaped courtyard, with a garage at the rear.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.

**Context 1:**

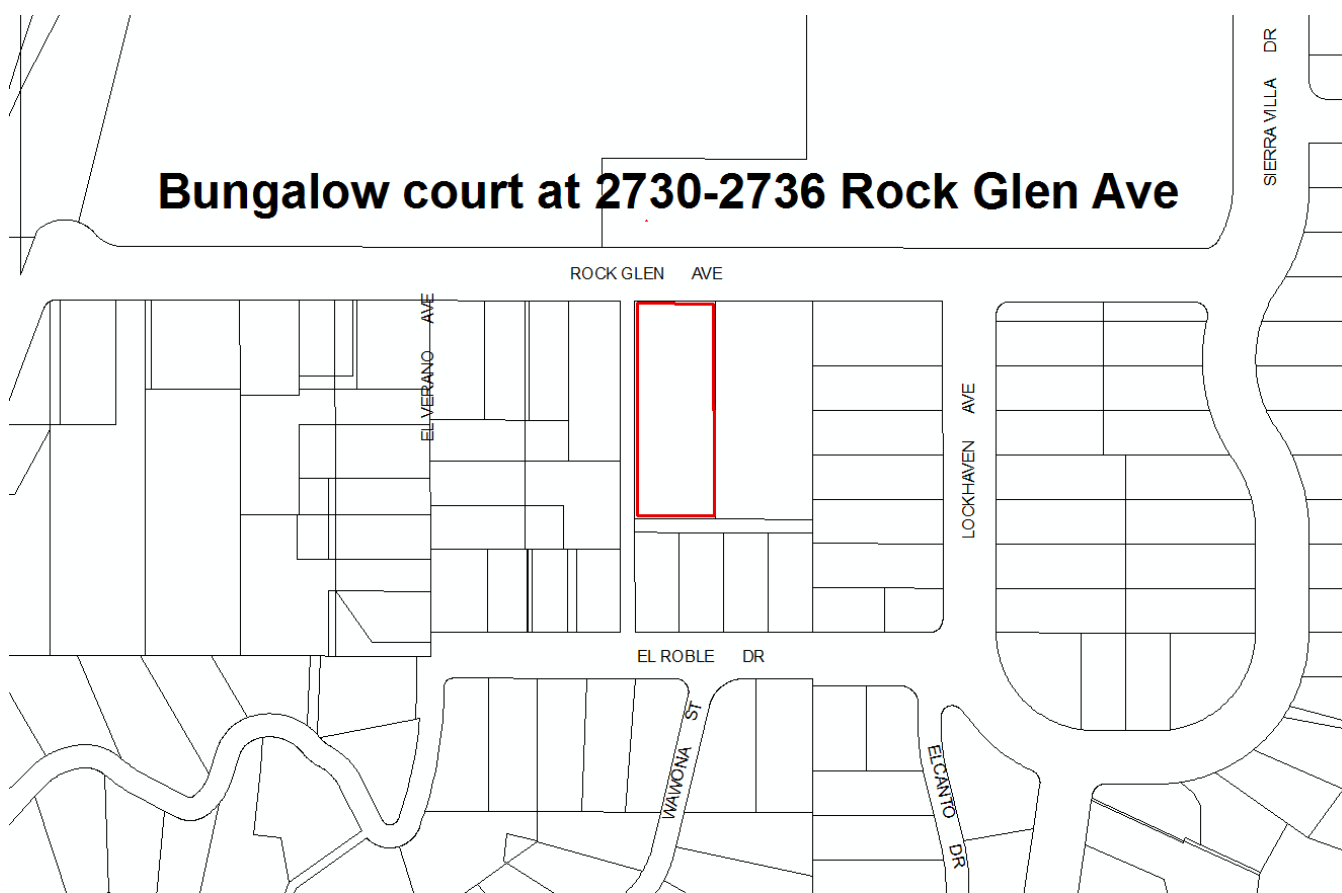
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 2730-2736 Rock Glen Ave**Description:**

Bungalow court constructed in 1922 in the Craftsman style. The property contains six detached one-story bungalows oriented around a central landscaped courtyard.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.

**Context 1:**

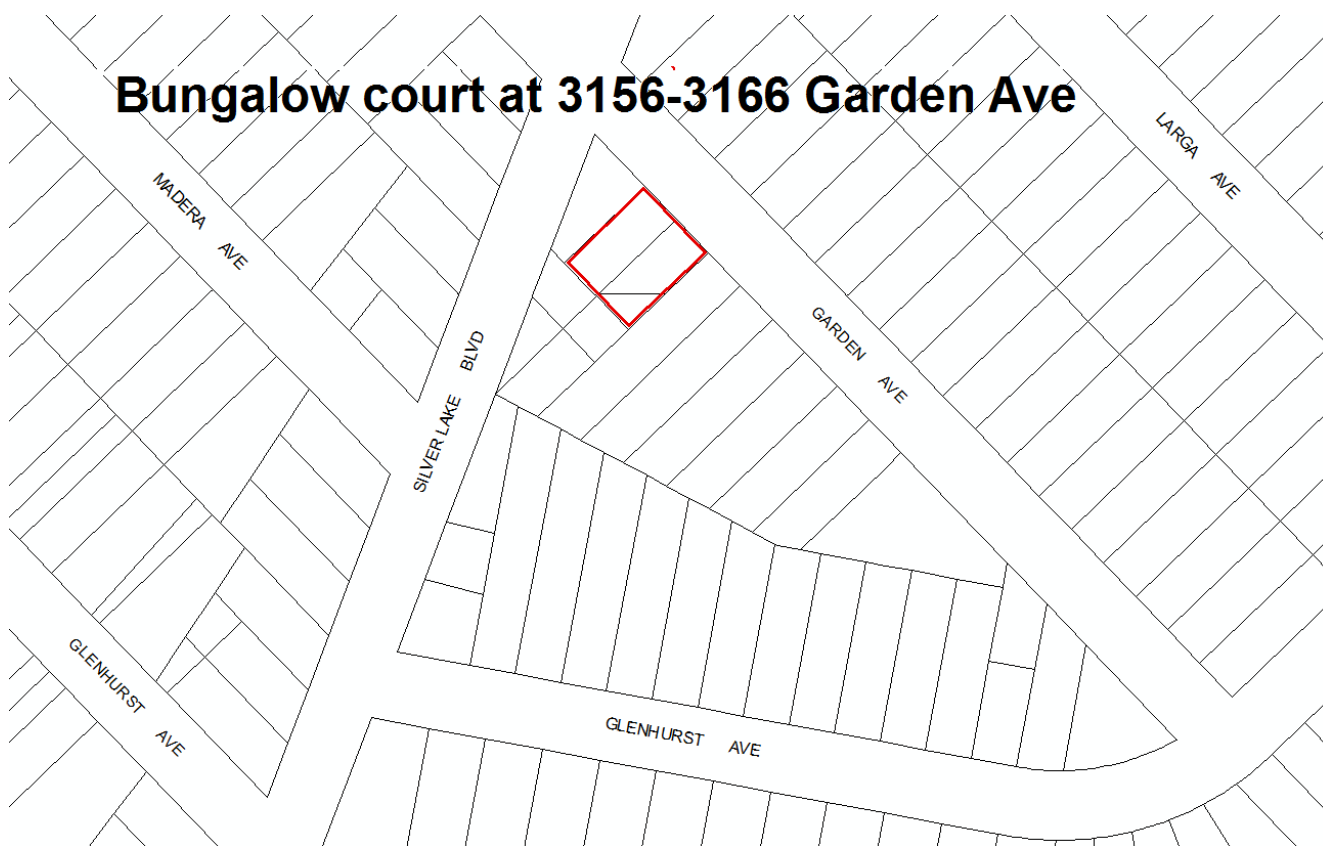
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 3156-3166 Garden Ave**Description:**

Bungalow court constructed in 1929 in the Spanish Colonial Revival style. The property contains three detached one-story residential buildings oriented around a central landscaped courtyard, with garage buildings at the rear.

Significance:

Excellent example of a 1920s bungalow court in Atwater Village.

**Context 1:**

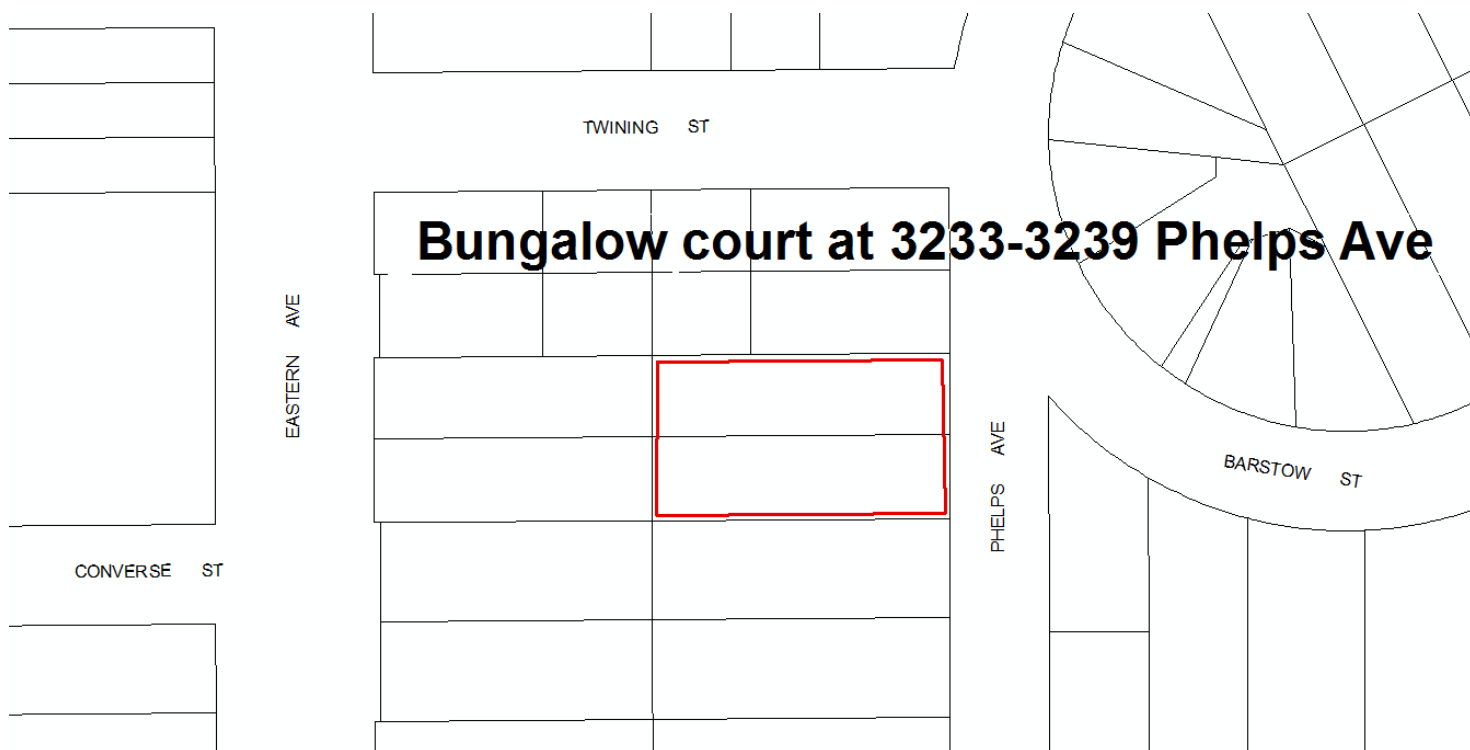
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 3233-3239 Phelps Ave**Description:**

Bungalow court constructed in 1923 in the Craftsman style. The property contains five detached one-story residential buildings oriented around a central paved driveway.

Significance:

Excellent example of a 1920s bungalow court in El Sereno.

**Context 1:**

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

Name: Bungalow Court at 3243-3247 W Glenhurst Ave**Description:**

Bungalow court constructed in 1929 in the Spanish Colonial Revival style. The property contains a one-story U-shaped residential building oriented around a central landscaped courtyard, with a garage at the rear.

Significance:

Excellent example of a 1920s bungalow court in Atwater Village.

**Context 1:**

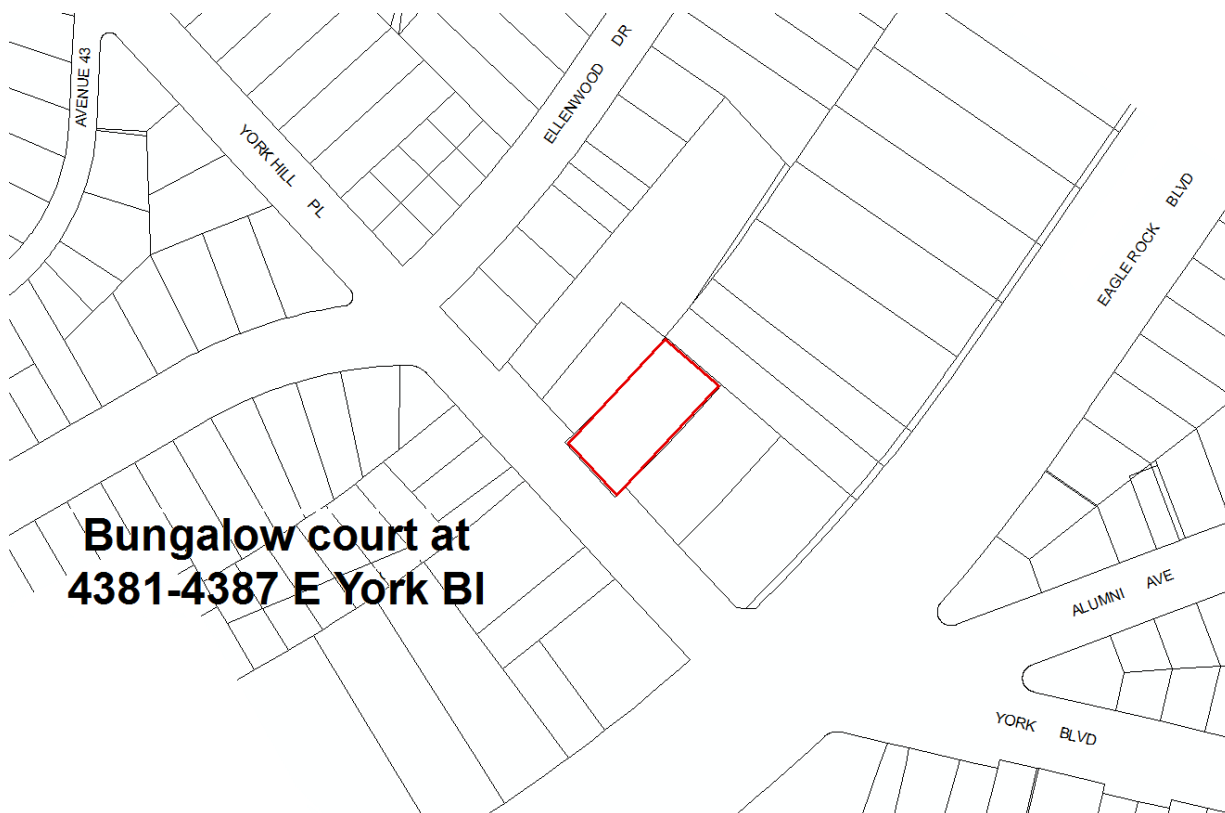
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 4381-4387 E York Bl**Description:**

Bungalow court at 4381-4385 York Bl, constructed in 1940 in the Spanish Colonial Revival style, a late example of the style. The property contains three one-story residential buildings, with a garage with residential above at the rear, oriented onto a central paved driveway.

Significance:

Excellent example of a 1940s bungalow court in Eagle Rock.

**Context 1:**

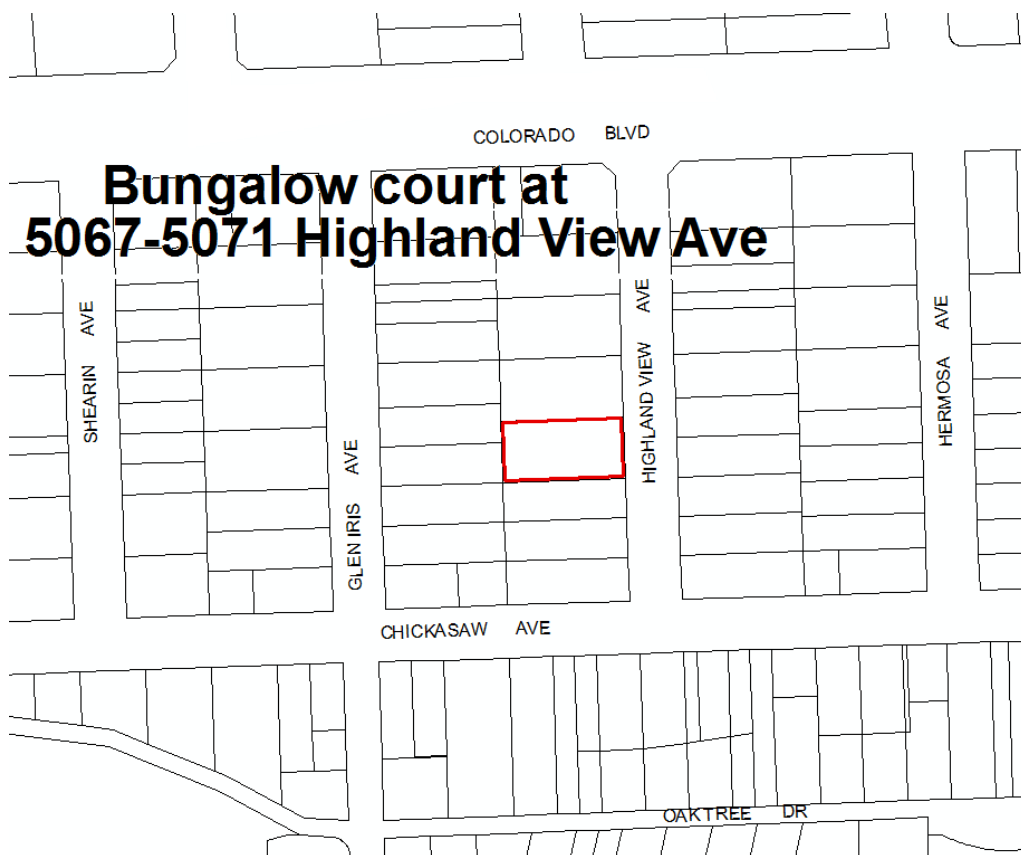
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s bungalow court in Eagle Rock.

Name: Bungalow Court at 5067-5071 Highland View Ave**Description:**

Bungalow court constructed in 1922 in the Craftsman style. The property contains three detached one-story bungalows and three garage buildings oriented around a central driveway and landscaped courtyard.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.

**Context 1:**

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

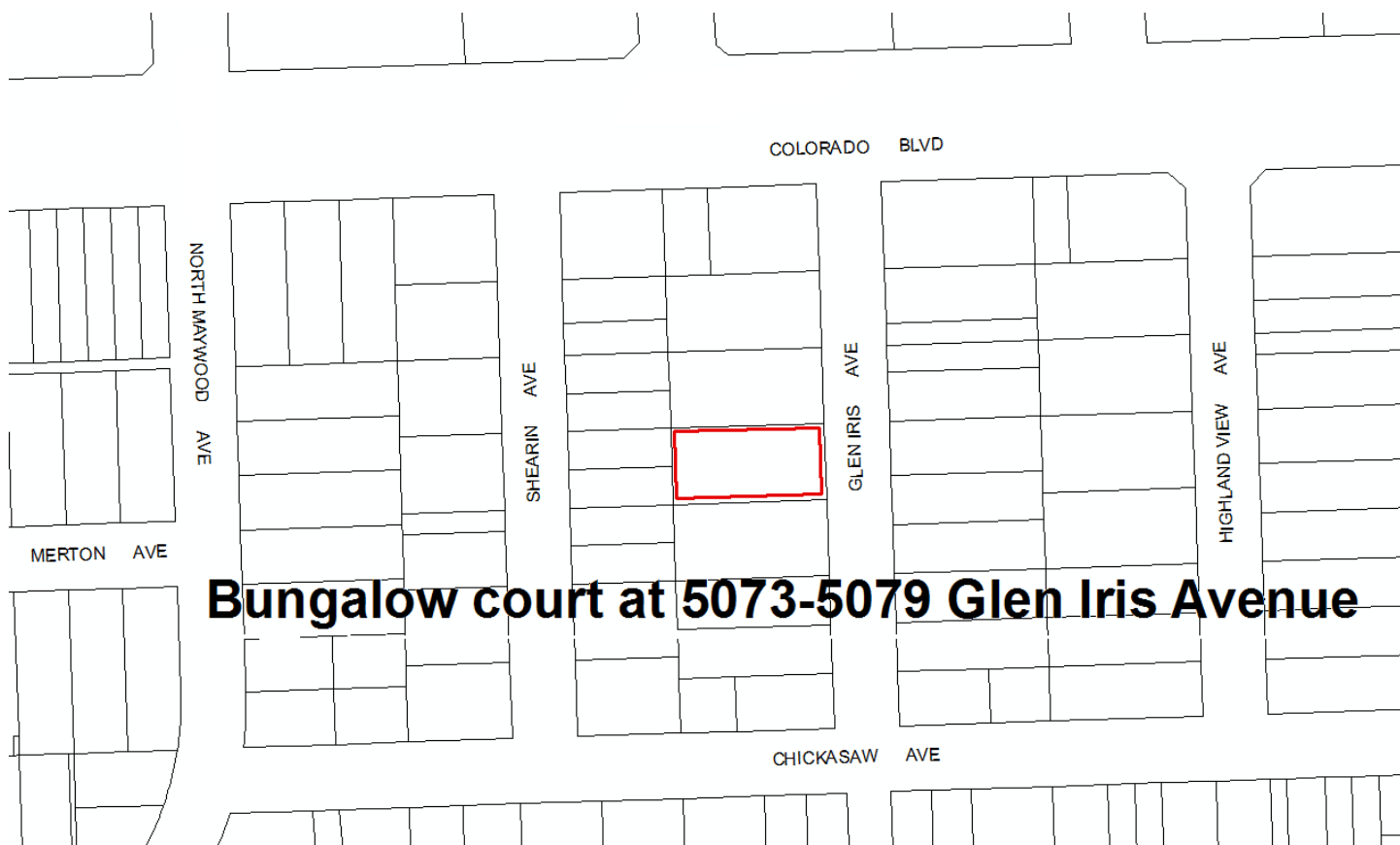
Name: Bungalow Court at 5073-5079 Glen Iris Avenue

Description:

Bungalow court constructed in 1926 in the Spanish Colonial Revival style. The property contains four one-story detached bungalows and two garage buildings oriented onto a central paved driveway.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.


Context 1:

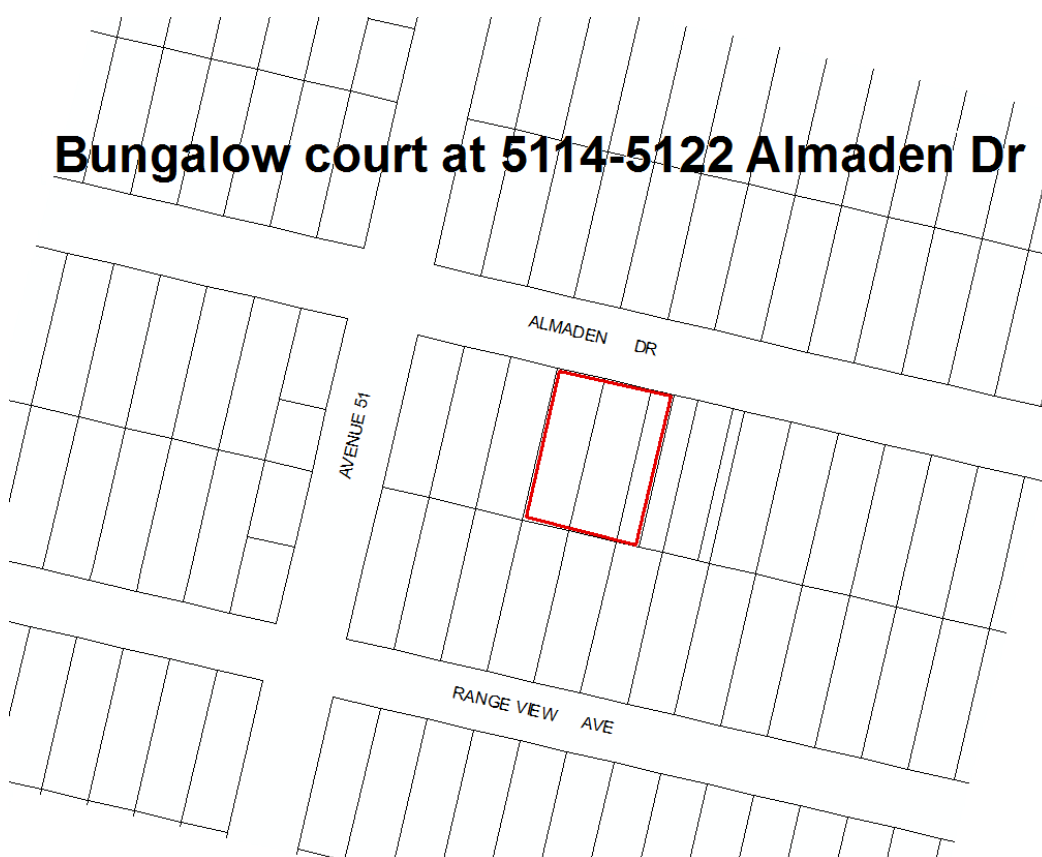
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 5114-5122 Almaden Dr**Description:**

Bungalow court constructed in the 1920s in the Spanish Colonial Revival style. The property contains six detached one-story bungalows and a one-story duplex at the rear, oriented around a central landscaped courtyard.

Significance:

Excellent example of a 1920s bungalow court in Eagle Rock.

**Context 1:**

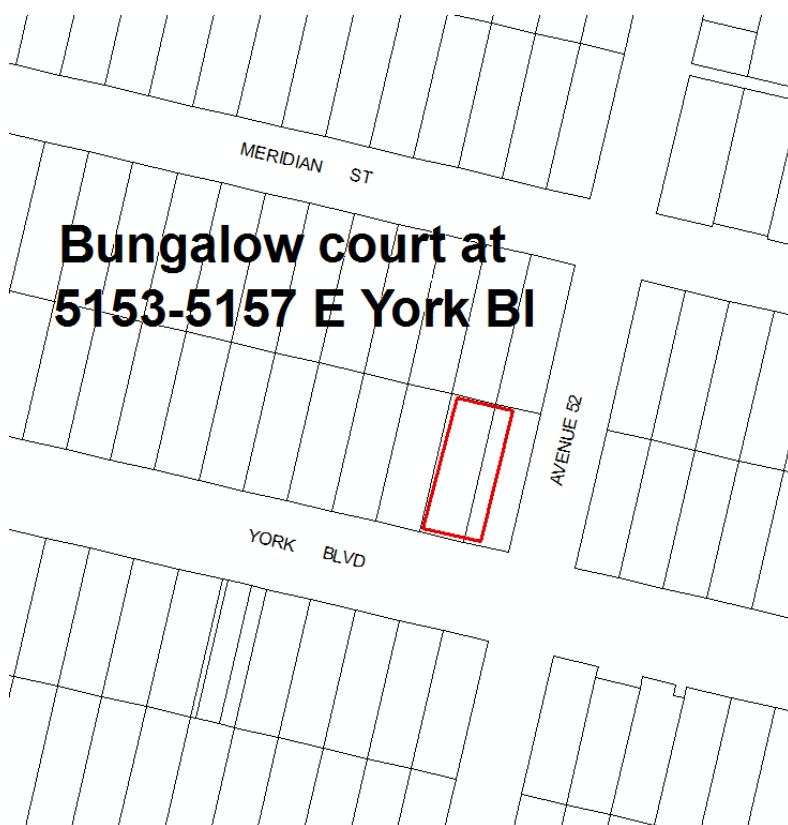
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3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

Name: Bungalow Court at 5153-5157 E York Bl**Description:**

Bungalow court constructed in 1911 in the Craftsman style. The property contains six detached one-story bungalows oriented around a central concrete walkway.

Significance:

Rare example of a 1911 bungalow court in Eagle Rock; one of few remaining examples from this period.

**Context 1:**

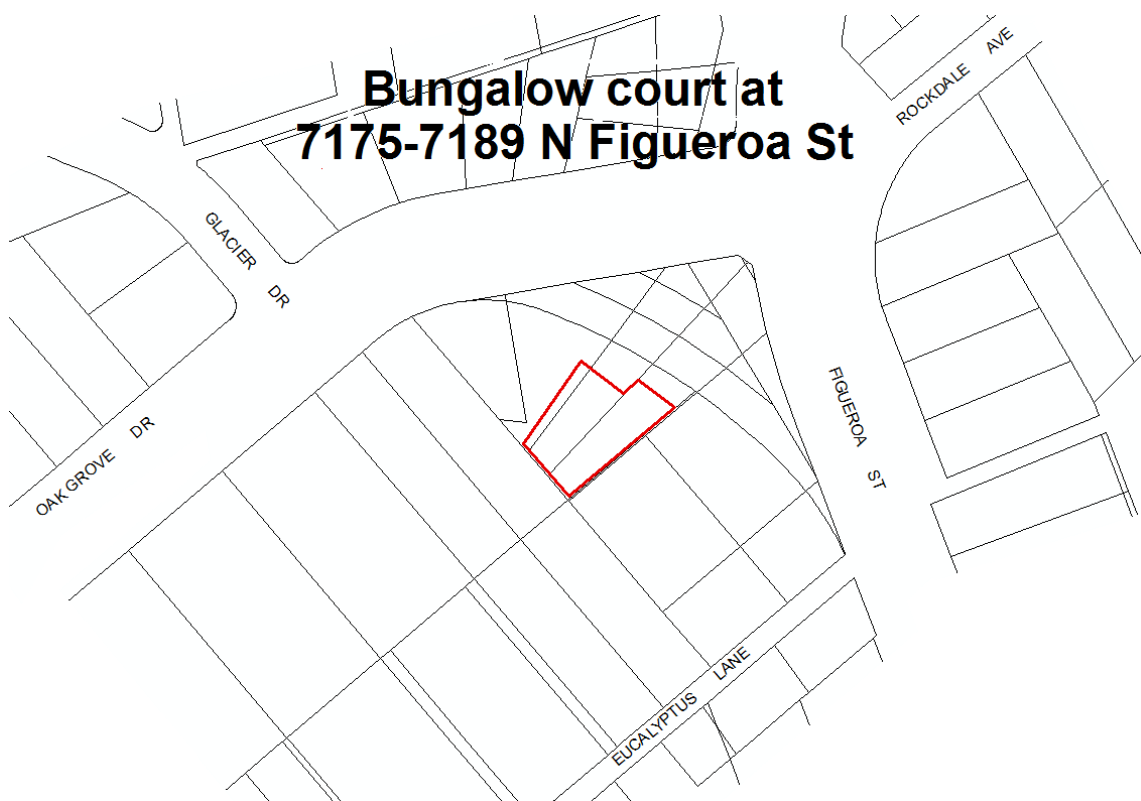
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Rare example of a 1911 bungalow court in Eagle Rock; one of few remaining examples from this period.

Name: Bungalow Court at 7175-7189 N Figueroa St**Description:**

Bungalow court constructed circa 1925 in the Craftsman style. The property contains four detached one-story bungalows oriented around a central stairway.

Significance:

Excellent example of a 1920s bungalow court in Highland Park.

**Context 1:**

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

Name: California State University, Los Angeles**Description:**

This property contains the campus of Cal State LA, located at 5151 E. State University Drive in El Sereno. Occupying an irregularly-shaped hillside site near the intersection of the 10 and 710 freeways, the campus spans some 175 acres and contains dozens of buildings constructed over many decades and in various architectural styles. Additional campus features include on-campus housing complexes, multiple athletic fields, several parking structures, and expansive surface parking lots. The property is not fully visible from the public right-of-way.

Significance:

California State University, Los Angeles (known as "Cal State L.A.") is a public university in the El Sereno neighborhood of Los Angeles, one of 23 universities in the California State University (CSU) system. The campus is also home to two high schools: the Marc and Eva Stern Math and Science School and the Los Angeles County High School for the Arts.

Cal State L.A. was founded on July 2nd, 1947 as Los Angeles State College (LASC), the first state college to be established in California since 1913. The founding of the new college was spurred by returning World War II veterans who could not find space in an already crowded southern branch of the University of California (later UCLA), at the time Southern California's only four-year public college. LASC held its first classes on the Vermont campus of the Los Angeles City College. With the 1950s came an urgent need to establish a permanent home for the growing state college. In 1955, LASC moved to its present location, a 100-acre hilltop site that was the former site of Rancho Rosa Castilla, one of California's original adobes, built in 1776 and destroyed by fire in 1908. Paseo Rancho Castilla, the main drive through the campus, is named in honor of the property's historic past. LASC held its first classes on the new campus in 1956 in temporary bungalows.

In 1968, LASC became part of the California State College system and was renamed California State College, Los Angeles. In 1972, it was awarded university status and given its current name, California State University, Los Angeles. In the 1960s, a campus expansion plan was designed by Maxwell Starkman & Associates. Between 1964 to 1972, developer Louis Lesser built six off-campus, 10-story high-rise residential halls to house 3,600 students, doubling the university's housing capacity and making Cal State L.A. the largest in the California State University system. The first on-campus housing was opened on June 1984, with a second residential complex completed three years later. Lesser's campus development plan also called for a two-level subterranean parking lot. Today, Cal State L.A. has a student body of more than 24,000.

The property is not fully visible from the public right-of-way. A detailed investigation of the entire campus, including identification of contributing and non-contributing features, is outside the scope of SurveyLA. Also, additional research would be needed to determine the period of significance. Therefore, the evaluation could not be completed.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Educational Development, 1900-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	QQQ
Reason:	The campus of Cal State L.A. is not fully visible from the public right-of-way, and a detailed investigation of the entire campus is outside the scope of SurveyLA. More research is needed to determine the significance of the Cal State L.A. campus. Therefore, the evaluation could not be completed.

Name: Courtyard Apartment at 4450-4454 N Ellenwood Dr**Description:**

Courtyard apartment, constructed in 1951 in the Minimal Traditional style with Chateausque elements. The property contains three two-story residential buildings oriented around a central landscaped courtyard, with a paved driveway to a garage building at the rear.

Significance:

Excellent example of a 1950s courtyard apartment in Eagle Rock; rare example incorporating elements of the Chateausque style.

**Context 1:**

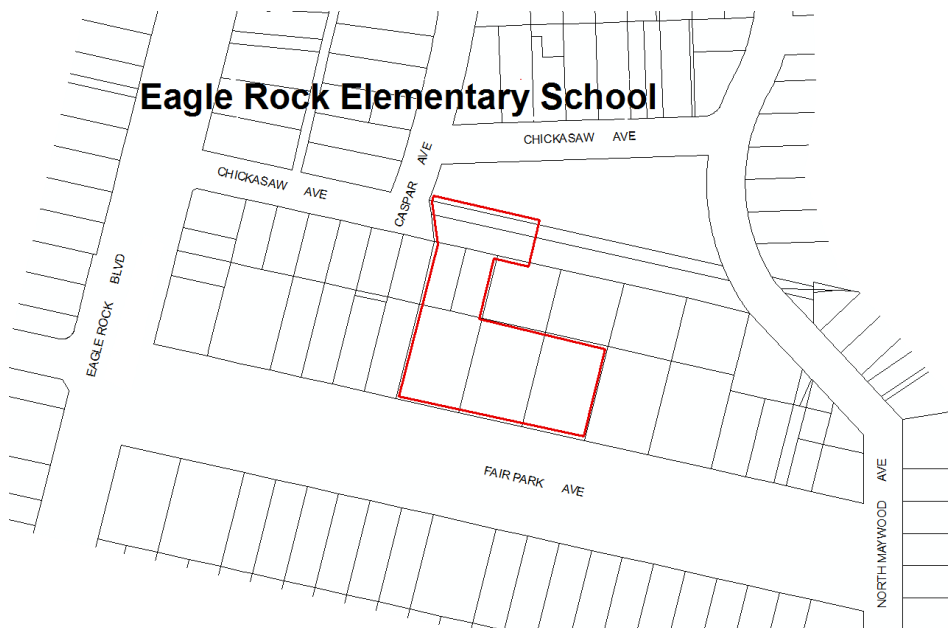
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Courtyard Apartments, 1910-1980
Property type:	Residential
Property sub type:	1950s-1960s Courtyard Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1950s courtyard apartment in Eagle Rock; rare example incorporating elements of the Chateausque style.

Name: Eagle Rock Elementary School**Description:**

Elementary school building at 2057 W Fair Park Avenue. The building is composed of an original classroom building, with a 1920s addition, and auditorium at the rear. Designed in the Spanish Colonial Revival style, features include hipped and gabled roofs with clay tiles, smooth stucco cladding, rounded-arch openings and arcades, and divided-light wood windows. The building is surrounded by mature trees.

Significance:

Excellent and rare example of an LAUSD elementary school building in Eagle Rock that pre-dates the 1933 Long Beach Earthquake. The historic core of Eagle Rock School was constructed between 1917 and 1919 by Godfrey Edwards. The school became part of the Los Angeles Unified School District when Eagle Rock was consolidated with the City of Los Angeles in 1923. In 1927, the building was reoriented to Fair Park Avenue with a new main entrance. Originally constructed of brick, after the Long Beach Earthquake the building was reinforced and reclad with stucco.

**Context 1:**

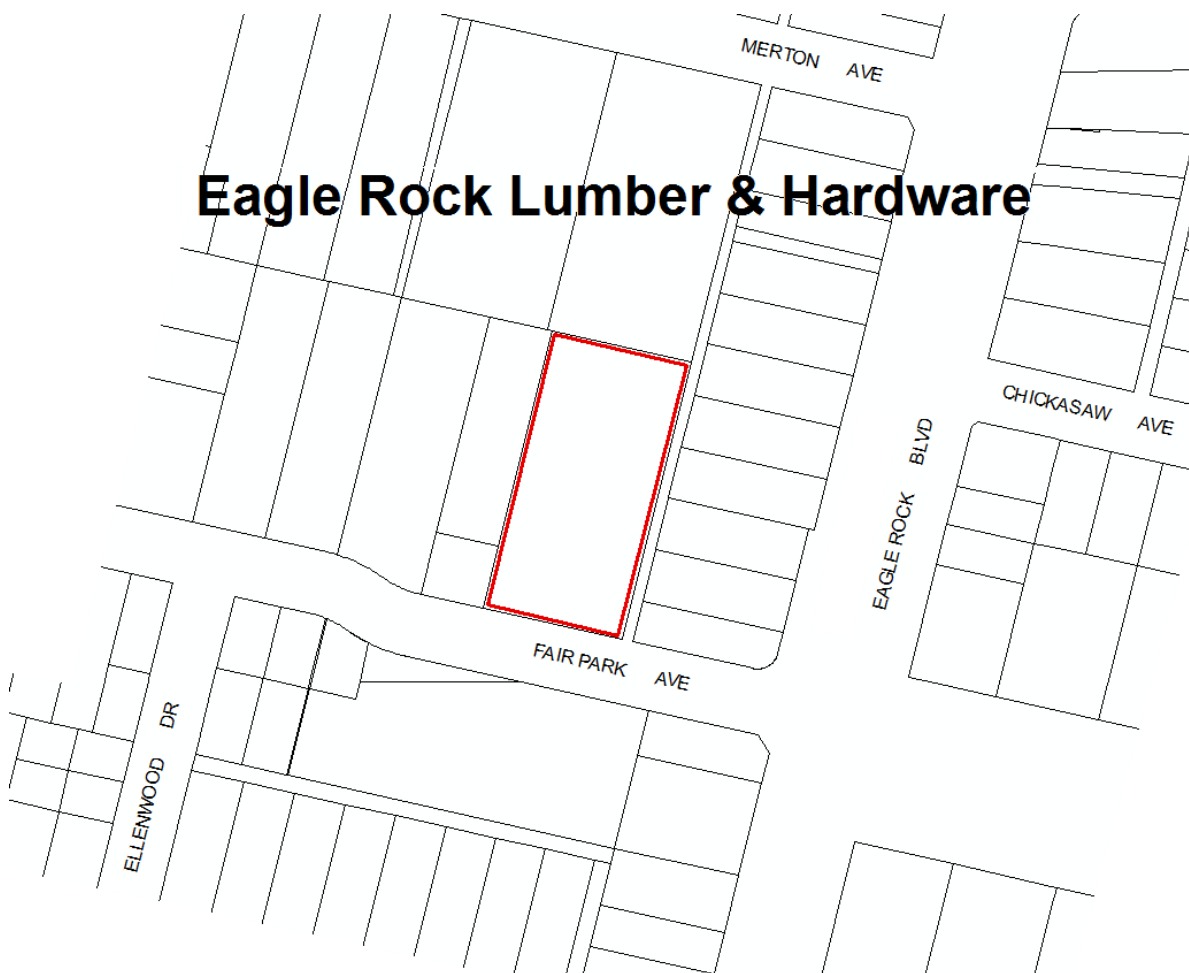
Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Public Schools and the LAUSD, 1876-1980
Sub theme:	Pre-1933 Long Beach Earthquake, 1912-1933
Property type:	Institutional - Education
Property sub type:	Elementary School
Criteria:	A/C; 1/3; 1/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of an LAUSD elementary school building in Eagle Rock that pre-dates the 1933 Long Beach Earthquake.

Name: Eagle Rock Lumber & Hardware**Description:**

Industrial property located at 2219-2223 W Fair Park Avenue, composed of two large-scale metal industrial warehouse buildings. Features include gable roofs, corrugated metal roofing and siding, and mid-century aluminum storefronts. A freestanding sign with two-sided sign boxes on a pair of metal support poles is situated in the parking lot.

Significance:

Long-time neighborhood lumber and hardware store in Eagle Rock. Eagle Rock Lumber & Hardware was established across Fair Park Avenue in 1912; the business relocated to its current site in 1964. Today it is the oldest operating business in Eagle Rock. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Identity, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	
Status code:	5S3
Reason:	Long-time neighborhood lumber and hardware store in Eagle Rock; today it is the oldest operating business in Eagle Rock.

Name: Eagle Rock Recreation Center



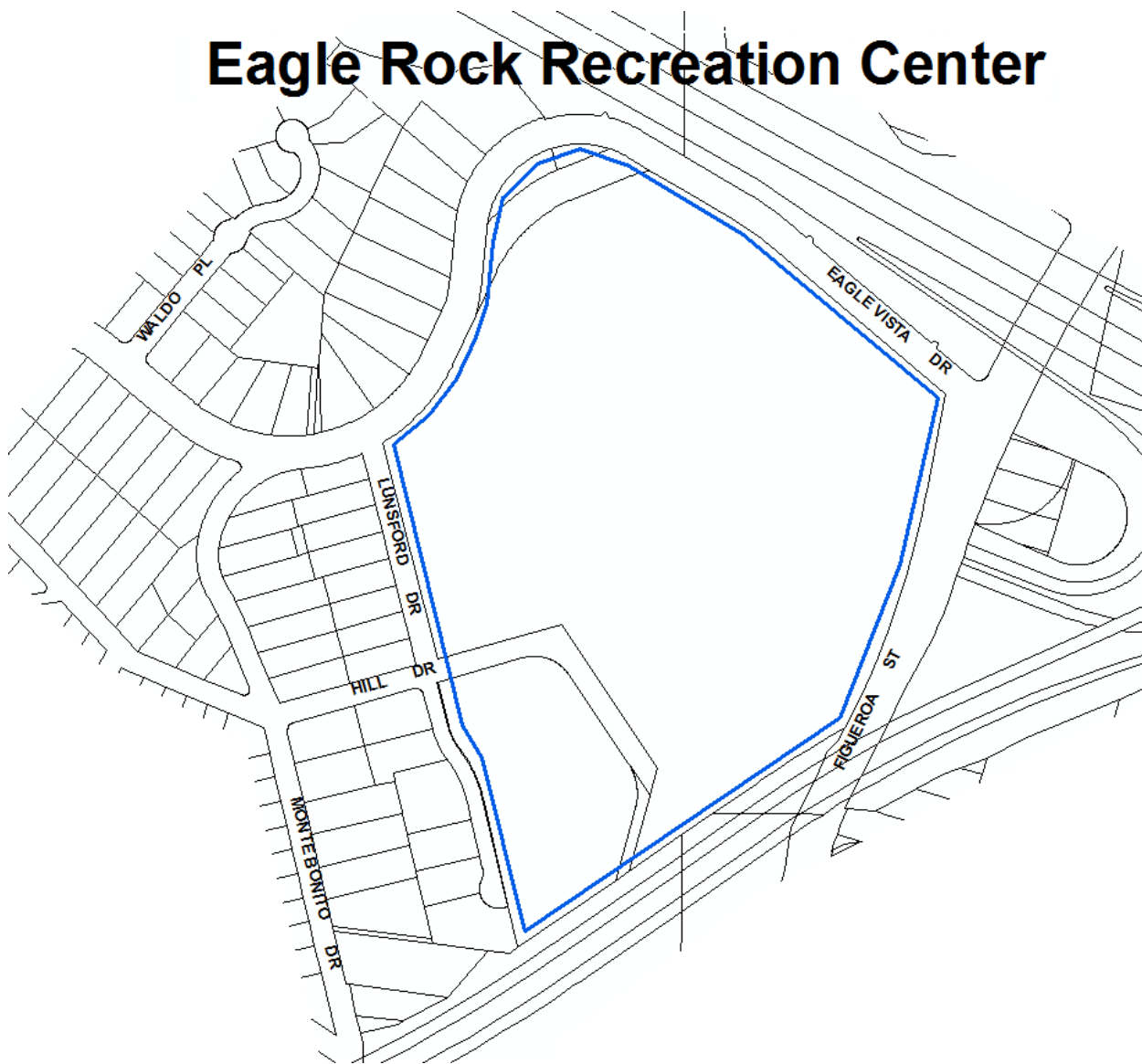
Description:

Eagle Rock Recreation Center located at 1100 W Eagle Vista Drive. The property includes the International-style recreation center building built in 1953, athletic fields, tennis courts, a basketball court, picnic areas, a children's playground, and surface parking. Landscape features include wide grassy lawns, curvilinear pedestrian paths, concrete stairways to accommodate the sloping topography, as well as numerous mature trees, including a stand of Moreton Bay Figs along the park's perimeter. The entire site is bounded by chain-link fencing. A new gymnasium building was added in 2006.

Significance:

Research indicates that the Eagle Rock Recreation Center was designed by master landscape architect Garrett Eckbo in 1953. This public park includes a main recreation center building designed by Richard Neutra, which is locally designated as LA-HCM #536. Eckbo was a frequent collaborator of Neutra's, and it is likely that the two designers worked together to design this park and its original buildings and features. However, more research is needed to determine the integrity of the original landscape design. Therefore, the evaluation could not be completed.

Eagle Rock Recreation Center



Context 1:

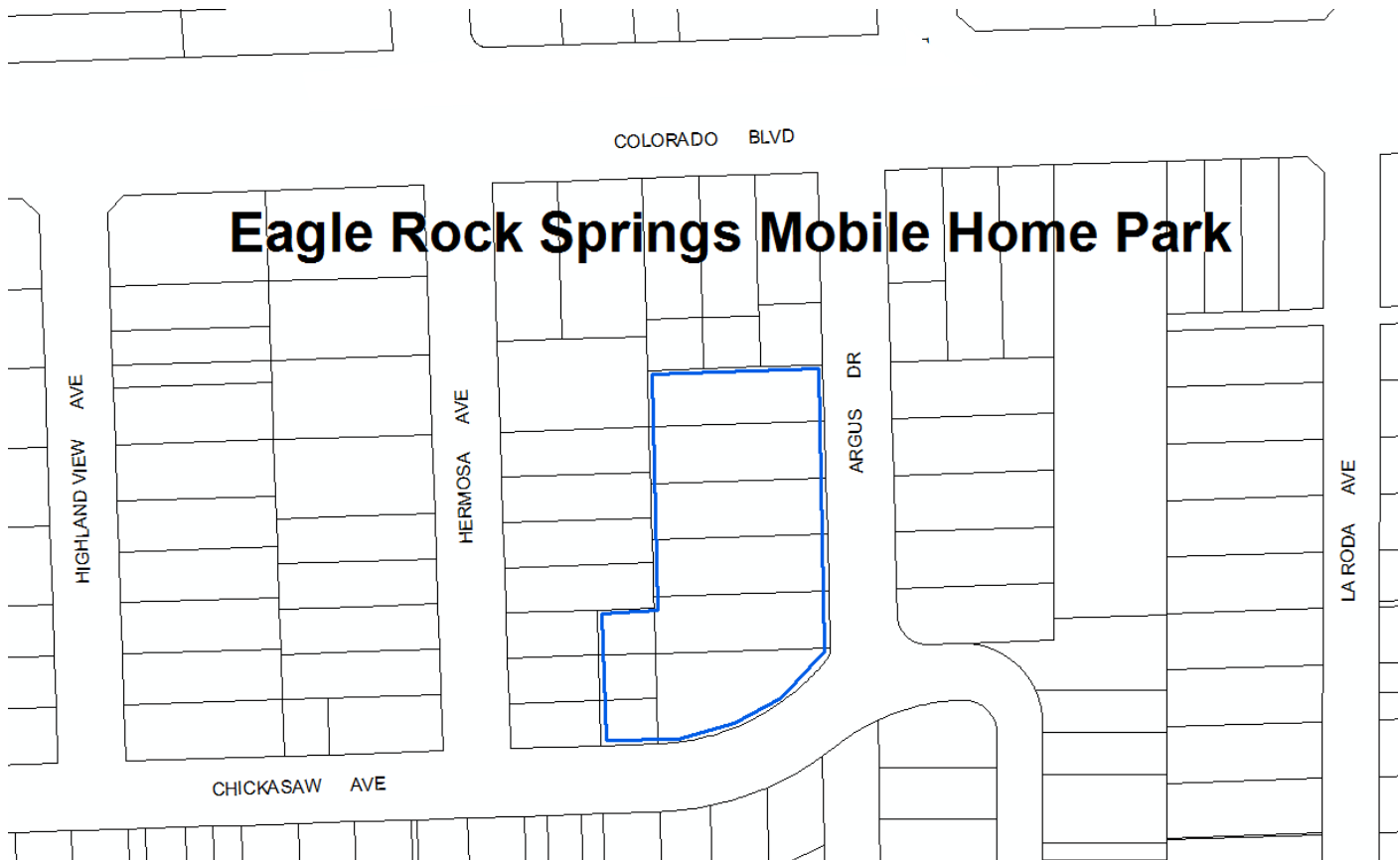
Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Recreational Facilities, 1932-1978
Property type:	Institutional - Recreation
Property sub type:	Municipal Recreational Facility
Criteria:	A/1/1 & C/3/3
Status code:	QQQ
Reason:	Research indicates that the Eagle Rock Recreation Center was designed by master landscape architect Garrett Eckbo in 1953. However, more research is needed to determine the integrity of the original landscape design. Therefore, the evaluation could not be completed.

Name: Eagle Rock Springs Mobile Home Park**Description:**

Mobile home park located at 5051 N Argus Drive. The property contains approximately 30 spaces occupied by mobile homes and trailers from various time periods. Property is not accessible to the public.

Significance:

Example of a 1940s mobile home park in Eagle Rock. Eagle Rock Springs Mobile Home Park was established in 1948, and may have evolved from an earlier "auto park" dating from 1929. Mobile home/trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publicly accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	District
Criteria:	C/3/3
Status code:	QQQ
Reason:	Example of a 1940s mobile home park in Eagle Rock. Mobile home/trailer parks recorded for SurveyLA are those that appear to be good examples of the type as evidenced in the overall site design and planning, and inclusion of permanent features such as community buildings, swimming pools, and signage. Mobile home/trailer parks recorded may also be early examples of the type and may have evolved from earlier auto courts. However, since mobile home/trailer parks are not publicly accessible or fully visible from the public right-of-way, more analysis is needed to assess significance and integrity. Therefore, the evaluation could not be completed.

Name: Edenhurst Rigali Residential Planning District**Description:**

The Edenhurst Rigali Residential Planning District is an early- to mid-20th century residential neighborhood in the northernmost part of Atwater Village. The district comprises a large residential area between Chevy Chase Drive on the north and Los Feliz Boulevard on the south. It encompasses just over 300 parcels, including properties on both sides of Garden, Edenhurst, and Brunswick avenues. Interior cross streets include Verdant Street, Rigali Avenue, and Veselich Avenue. The northern part of the district abuts the Atwater Village equestrian area to the west. Commercial properties fronting Los Feliz Boulevard are not part of the planning district.

The district occupies flat terrain, and displays a generally orthogonal street pattern. Development within the district is exclusively residential, primarily one-story single-family houses, with many corner lots improved with contemporaneous two-story duplexes. Typical residential lots are modest in size, ranging from 40 to 50 feet wide at the street, and 95 to 165 feet deep. Houses are sited with uniform front setbacks and detached rear garages accessed via concrete driveways. Original residences were constructed primarily from the mid-1920s to the early-1940s, with sporadic development after World War II. The district displays a mixture of architectural styles popular during the period. Predominantly Spanish Colonial Revival, other represented styles include Craftsman, Tudor Revival, and Minimal Traditional. District features include concrete curbs and sidewalks, as well as landscaped parkways planted with mature street trees, including jacaranda, liquidambar, palm, elm. A series of large pine trees on Edenhurst Avenue is particularly notable. Existing streetlights are not historic.

Significance:

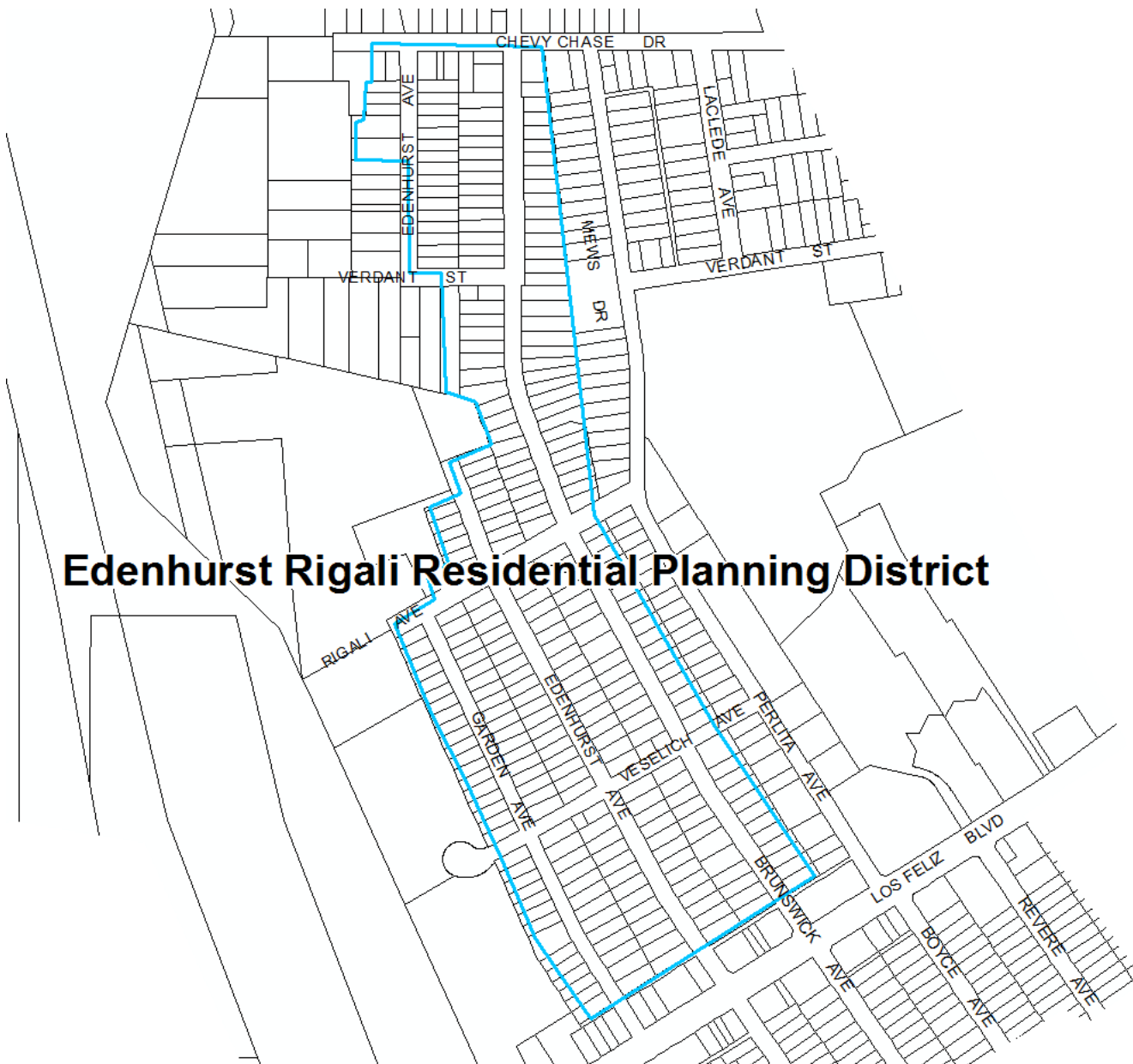
The Edenhurst Rigali Residential Planning District is significant as an excellent example of residential suburban planning from the early automobile era in Atwater Village. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

The area comprising the planning district was historically a part of Rancho San Rafael. In 1858, owners Catalina and Julio Verdugo partitioned the rancho and gifted a portion of the land to Joseph Lancaster Brent, who christened his extent Rancho Santa Eulalia. Rancho Santa Eulalia changed hands several times before it was sold in 1868 to W.C.B. Richardson, under whose ownership it was first subdivided beginning around 1897. While land to the east of the district was parceled out in the early 1910s, the area encompassing the district was not developed until the 1920s due to the unpredictable flow and frequent flooding of the nearby Los Angeles River. It was said that the area below Brunswick and Larga Avenues was often a swamp, and during a heavy rain the entire section would flood. Thus, it was not until 1914, when berms were constructed along the river's edge to control flooding, that residential development in adjacent areas was feasible.

The area comprising the planning district was subdivided from the Richardson land in multiple segments. The largest portion of the district was subdivided in 1922 as Tract No. 5358, and generally included the area between Rigali Avenue and Los Feliz Boulevard, from Garden Avenue to Perlita Avenue. The northern area of the district, generally between Rigali Avenue and Chevy Chase Drive, was subdivided into various smaller tracts over the next two decades. The development of the district reflected the emerging influence of the automobile in suburban planning. Larger blocks, wide orthogonal streets, and lots large enough to accommodate a detached garage signaled that easy access to streetcar lines was no longer a necessity. Although construction within the district was sluggish at first, commercial and light industrial activity in the area soon flourished, creating local employment opportunities and motivating further growth in the residential sector. Construction peaked in 1924, and continued apace through the early-1930s, picking up again in the late-1930s and early-1940s. By 1950, some 90 percent of the district had been developed. The land adjacent to the planning district to the west, along the Los

Angeles River, is devoted to equestrian use, which developed largely around the same time as the planning district. For this reason, a number of residential properties within the planning district include horse stables.

Despite its significance, the Edenhurst Rigali Residential Planning District does not possess sufficient integrity to qualify as a historic district. Although the area retains consistency of massing, scale, and architectural style, the vast majority of its individual buildings have undergone some degree of alteration – including replacement of windows, replacement of cladding, porch enclosures, and substantial additions. Additionally, a number of properties have been replaced by newer construction. However, the district is unified by shared planning features, including its rectilinear street pattern, landscaped parkways with mature street trees, uniform setbacks, modest scale, and detached garages. These features contribute to a strong sense of time and place as an early 20th-century automobile suburb in Atwater Village. For these reasons, this area may warrant special consideration for local planning purposes.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	6LQ
Reason:	The Edenhurst Rigali Residential Planning District is significant as an excellent example of residential suburban planning from the early automobile era in Atwater Village. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

Name: El Parque de Mexico**Description:**

El Parque de Mexico is a commemorative area located adjacent to Lincoln Park in Lincoln Heights. Situated at the three-way intersection of Main Street, Mission Road, and Valley Boulevard, this area is composed of four triangular parcels displaying numerous statues, busts, and other commemorative installations honoring major figures from Mexican history and culture. Most visible to passers-by is a monumental bronze equestrian statue of General Emiliano Zapata, set atop a massive concrete pedestal with a surrounding water feature, by artist Ignacio Asunsolo (installed 1980).

A circular memorial plaza features multiple concrete pedestals, many with bronze busts. Individuals represented include Felix Galvan Lopez (installed 1981); Don Miguel Hidalgo y Costilla (by Efren de los Rios, 1938; installed 1982); and General Lazaro Cardenas del Rio (by Ernesto E. Tamariz, 1970; installed 1989). A statue of Benito Juarez occupies the center of the plaza (1976). Additional busts and statues are not labeled. Other features include two empty flag poles, and a low perimeter wall clad with glazed tile.

Additional pieces situated throughout the park honor Francisco "Pancho" Villa (1980); Jose Maria Morelos y Pavon (by Julian Martinez, 1980); Venustiano Carranza (by Victor Gutierrez, 1980); General Ignacio Zaragoza (by Francisco Zuniga, 1981); Emperor Cuauhtemoc (1981); Agustin Lara (by Humberto Peraza, 1984); J. Jesus Gonzales Ortega (by Ayda, 1987); Ramon Lopez Velarde (by Francisco Zuniga, 1988); Doña Josefa Ortiz de Dominguez (by Velarco, 1994; installed 1996); Guadalupe Victoria (1997); and Ignacio E. Lozano (date unknown). A number of pieces have been vandalized or otherwise had their plaques removed such that the figures are not immediately identifiable.

Additional installations include the Bell of Dolores, composed of a large concrete arch with a cast bronze bell (1978); a concrete monument to the Mission Road Highway-Railway Grade Separation Project (1978); a plaque in recognition of El Parque de Mexico founder Arthur K. Snyder (1981); and a wooden sign reading "El Parque de Mexico." Designed hardscape features include concrete pedestrian paths, low walls, planters, and curbing. Landscaping includes grassy lawns, agave plants, as well as various mature trees, including palm, pine, and eucalyptus.

Significance:

El Parque de Mexico has been developed over several decades starting in the late 1970s and early 1980s. Originally conceived by Arthur K. Snyder, City Councilman of the 14th district, the area was dedicated to promote the cultural heritage of the Mexican American community in Los Angeles, and to demonstrate goodwill between the United States and Mexico. Over time, the park has accumulated numerous commemorative busts, statues, and other pieces honoring major figures from Mexican history and culture, many of which were gifts of Mexico City to the City of Los Angeles. To date, the park contains more than a dozen bronze pieces, including two large equestrian statues. While most of the pieces were likely commissioned specifically for El Parque de Mexico, some examples predate their installation in the park. This park, along with the adjacent Lincoln Park, continues to serve as a gathering space for the city's Mexican American community, especially on Mexican Independence Day (September 16th), Cinco de Mayo (May 5th), and Dia de la Revolucion (November 20th).

El Parque de Mexico may be significant as a public sculpture park honoring major figures from Mexican history and culture. Regarding eligibility for listing in the National Register, this resource must also meet Criterion Consideration F, which states that a property whose primary significance is commemorative, that is designed or constructed after the occurrence of an important historic event, or after the life of an important person, must be over fifty years old and must possess significance

based on its own value, and not on the value of the event or person being memorialized. However, more research is needed to determine the significance of the park itself as well as the individual statues, busts, and other commemorative pieces. Therefore, the evaluation could not be completed.

**Context 1:**

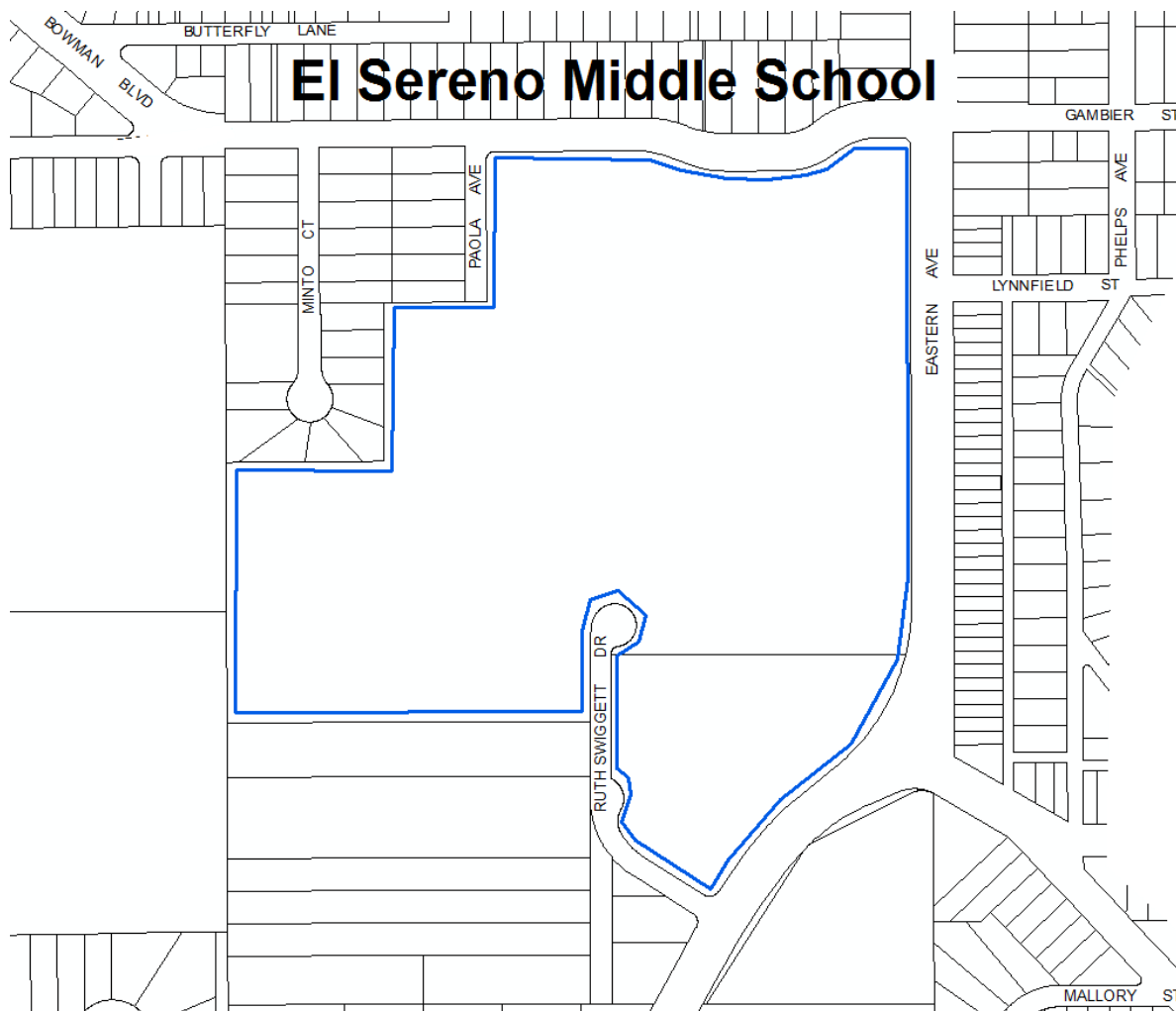
Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Other
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	QQQ
Reason:	El Parque de Mexico may be significant as a public sculpture park honoring major figures from Mexican history and culture. However, more research is needed to determine the significance of the property. Therefore, the evaluation could not be completed.

Name: El Sereno Middle School**Description:**

The campus appears to contain buildings dating to various periods, and reflecting various types and styles, including an 1899 schoolhouse, a 1937 administration building, 1930s classroom bungalows, as well as a number of buildings dating from the postwar period.

Significance:

This school campus may be significant for its association with various educational institutions that have occupied the site over time. These include the Farmdale School, established in 1899 as part of the Farmdale School District (absorbed into the LAUSD in 1915); El Sereno Area High School (1936); Woodrow Wilson High School (1937); El Sereno Junior High School (1969); and the current El Sereno Middle School. More research is needed into the development history of the campus in order to determine the age, association and significance of individual buildings as well as of the campus as a whole. Therefore the evaluation could not be completed.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Educational Development, 1900-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	QQQ
Reason:	This school campus may be significant for its association with various educational institutions that have occupied the site over time. More research is needed into the development history of the campus in order to determine the age, association and significance of individual buildings as well as of the campus as a whole. Therefore the evaluation could not be completed.

Name: El Sereno-Berkshire Craftsman District HPOZ**Description:**

The El Sereno-Berkshire Craftsman District Historic Preservation Overlay Zone (HPOZ) is located in the northeast corner of the Northeast Los Angeles Community Plan Area (CPA) in the El Sereno community of Los Angeles. The survey area is roughly bounded by Kendall Avenue to the north, the LAUSD Sierra Vista Elementary School campus to the south, Huntington Drive to the south and east, and Maycrest Avenue to the west. The district is gently sloping and irregular in shape with a combination curvilinear and gridded street pattern. It is composed of one- and two-story single-family residences as well as a few multi-family apartment building and commercial buildings. Buildings along the east side of Berkshire Drive and the west side of Huntington Drive retain large rectangular lots, while the lots comprising the rest of the HPOZ are rectangular and fairly modest in size. Buildings have uniform setbacks fronted by lawns, concrete sidewalks, ornamental cast stone street lights, and in some cases mature elm, palm or camphor trees. Some properties are raised from street level and feature concrete or arroyo stone retaining walls. Detached rear garages and concrete driveways with curb cuts are prevalent throughout the district. Of the 114 total buildings, 79 are contributors to the HPOZ.

The dominant period of development of the HPOZ is from 1905 to 1941. The district primarily comprises one- and two-story single-family residences constructed in various Arts and Crafts and Period Revival styles. A few houses built from the 1930s to 1941 are in the Minimal Traditional style. Multi-family apartment houses and commercial buildings dating to the 1920s are located on Huntington Drive, the district's major corridor, and a few postwar Modern apartments are scattered throughout the district. Common alterations to district contributors include wall recladding, some window replacements, and the addition of perimeter fences/walls. Non-contributors typically exhibit alterations including primary elevation additions, window opening alterations, porch modifications, and primary door replacement in addition to these.

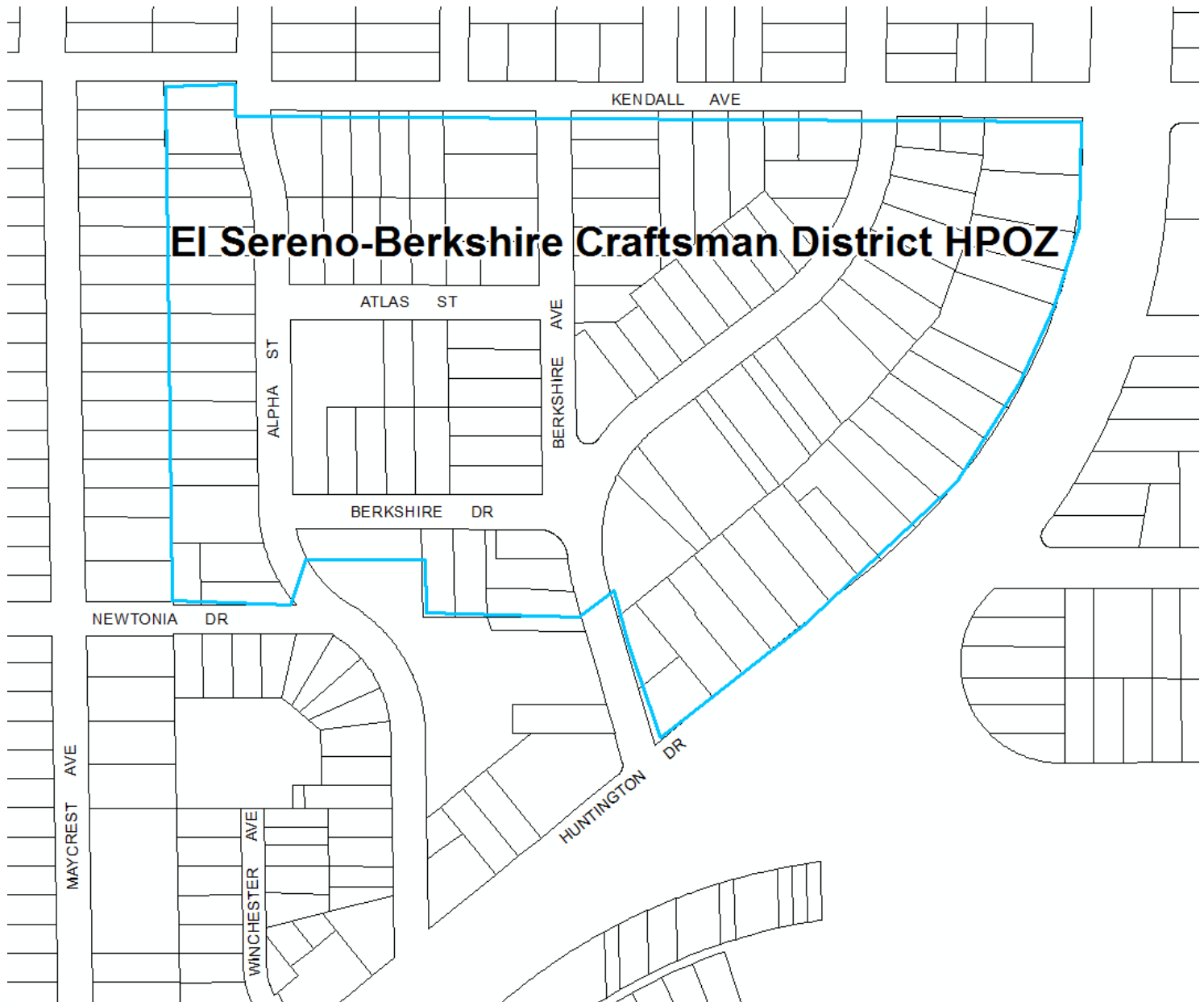
As part of the survey, two buildings were determined to be individually eligible, one for its association with Department of Water and Power general manager Ezra F. Scattergood (4515 North Berkshire Avenue) and one for its distinctive Mission Revival style design by notable architect Charles Whittlesey (5618 Berkshire Drive).

Significance:

The El Sereno-Berkshire Craftsman District HPOZ is significant as a notable concentration of Arts and Crafts and Period Revival architecture, and as an excellent example of a residential development built due to its proximity to the Pacific Electric Short Line along Huntington Drive. Residences within the district retain their original plans, massing, scale and character-defining features mostly of the Craftsman, American Foursquare, Spanish Colonial Revival, Tudor Revival, or American Colonial Revival. Huntington Drive, which comprises the HPOZ's eastern boundary, originally featured a four track streetcar line (with both local and express routes) that connected the area to downtown. Two stations, the La Cresta Station and the Sierra Vista Station, served the residential neighborhood. Commercial properties developed along this stretch of Huntington Drive in the 1920s to serve the district's residents. Of the district's 114 properties, 69% contribute to its significance. The HPOZ was designated in early 2017.

The Short Line Villa Company subdivided this district in 1906 as a single tract known as the Short Line Villa Tract. The original owners included William R. Hervey (president), Paul H. Blades (principal managing partner), Charles G. Emery, Edwin H. Bagby, and James W. Long. Three of the five owners were involved in the printing or publishing business, which played a role in the early residential makeup of the neighborhood: over one-third of the tract's original residents were also in the printing, publishing or engraving business. The tract was laid in a combination curvilinear and gridded street pattern, which was fairly atypical for the design of streetcar suburbs and appears to have been utilized in response to the varied topography of the area. The development was marketed for its proximity to express streetcar lines, its large view lots, and the fact that

residents were allowed to use their own build plans. The period of significance for the HPOZ is 1905 to 1941, which captures its major period of development and the time during which most of its buildings were constructed.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an Arts and Crafts neighborhood, built primarily in the Craftsman style. Contributors retain all the essential character-defining features of the style.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a Period Revival neighborhood containing residences mostly in the Spanish Colonial Revival, Tudor Revival, and American Colonial Revival styles. Contributors retain all the essential character-defining features of the styles.

Context 3:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a primarily single-family residential neighborhood developed due to its proximity to streetcar lines. Retains original planning and streetscape features including uniform setbacks, concrete sidewalks, ornamental streetlights, and retaining walls.

Contributors/Non-Contributors:



Primary Address: 4401 N ALPHA ST
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4407 N ALPHA ST
 Type: Non-Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4411 N ALPHA ST
 Type: Not sure
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4417 N ALPHA ST
 Type: Not sure
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4423 N ALPHA ST
 Type: Not sure
 Year built: 1911
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman; Craftsman, Swiss



Primary Address: 4427 N ALPHA ST
 Type: Non-Contributor
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 4431 N ALPHA ST
Type: Non-Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 4437 N ALPHA ST
Type: Not sure
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4441 N ALPHA ST
Type: Non-Contributor
Year built: 1912
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 4447 N ALPHA ST
Type: Not sure
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4451 N ALPHA ST
Type: Contributor
Year built: 1940
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 4501 N ALPHA ST
Type: Non-Contributor
Year built: 1948
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 4507 N ALPHA ST
Type: Not sure
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4511 N ALPHA ST
Type: Not sure
Year built: 1941
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 4517 N ALPHA ST
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4527 N ALPHA ST
Type: Not sure
Year built: 1916
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4531 N ALPHA ST
Type: Not sure
Year built: 1931
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5500 E ATLAS ST
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 5503 E ATLAS ST
Type: Not sure
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5506 E ATLAS ST
Type: Contributor
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Airplane Bungalow



Primary Address: 5509 E ATLAS ST
Type: Not sure
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5512 E ATLAS ST
Type: Contributor
Year built: 1920
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; American Colonial Revival



Primary Address: 5513 E ATLAS ST
Other Address: 4430 N ALPHA ST
4524 N ALPHA ST
5500 E ATLAS ST
5506 E ATLAS ST
5512 E ATLAS ST
5501 E BERKSHIRE DR
5524 E KENDALL AVE
Type: Not sure
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5518 E ATLAS ST
Type: Contributor
Year built: 1919
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5519 E ATLAS ST
Type: Not sure
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5522 E ATLAS ST
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman, Airplane Bungalow



Primary Address: 5523 E ATLAS ST
Type: Contributor
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5529 E ATLAS ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; American Colonial Revival



Primary Address: 4320 N BERKSHIRE AVE
Other Address: 4318 N BERKSHIRE AVE
Type: Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4333 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman, Japanese



Primary Address: 4334 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1908
 Property type/sub type: Residential-Ancillary Feature; Other
 Architectural style: Craftsman



Primary Address: 4334 N BERKSHIRE AVE
 Type: Contributor
 Year built: 1908
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4339 N BERKSHIRE AVE
 Type: Non-Contributor
 Year built: 1963
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Primary Address: 4345 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1906
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4401 N BERKSHIRE AVE
 Other Address: 5531 E BERKSHIRE DR
 Type: Non-Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 4407 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1909
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4411 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1909
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4417 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4421 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1911
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 4425 N BERKSHIRE AVE
 Other Address: 5530 E ATLAS ST
 Type: Non-Contributor
 Year built: 1914
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 4432 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4500 N BERKSHIRE AVE
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4501 N BERKSHIRE AVE
Other Address: 4507 N BERKSHIRE AVE
Type: Not sure
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival



Primary Address: 4506 N BERKSHIRE AVE
Type: Non-Contributor
Year built: 1950
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 4511 N BERKSHIRE AVE
Type: Contributor
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival



Primary Address: 4512 N BERKSHIRE AVE
Type: Not sure
Year built: 1922
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4515 N BERKSHIRE AVE
Other Address: 4521 N BERKSHIRE AVE
Type: Contributor
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 4516 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4522 N BERKSHIRE AVE
 Type: Non-Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4526 N BERKSHIRE AVE
 Type: Not sure
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 4527 N BERKSHIRE AVE
 Other Address: 5530 E KENDALL AVE
 Type: Not sure
 Year built: 1915
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5501 E BERKSHIRE DR
 Type: Not sure
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5506 E BERKSHIRE DR
 Other Address: 5504 E BERKSHIRE DR
 5504 1/2 E BERKSHIRE DR
 5506 1/2 E BERKSHIRE DR
 Type: Non-Contributor
 Year built: 1961
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Modern, Mid-Century



Primary Address: 5507 E BERKSHIRE DR
Type: Non-Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 5512 E BERKSHIRE DR
Type: Non-Contributor
Year built: 1930
Property type/sub type: Residential-Ancillary Feature; Garage
Architectural style: Dutch Colonial Revival



Primary Address: 5513 E BERKSHIRE DR
Type: Non-Contributor
Year built: 1909
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5518 E BERKSHIRE DR
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5519 E BERKSHIRE DR
Type: Non-Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: American Colonial Revival; Craftsman



Primary Address: 5523 E BERKSHIRE DR
Type: Not sure
Year built: 1913
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5524 E BERKSHIRE DR
 Type: Not sure
 Year built: 1909
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5530 E BERKSHIRE DR
 Other Address: 5532 E BERKSHIRE DR
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 5605 E BERKSHIRE DR
 Type: Not sure
 Year built: 1939
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 5615 E BERKSHIRE DR
 Type: Not sure
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 5618 E BERKSHIRE DR
 Type: Contributor
 Year built: 1911
 Property type/sub type: Residential-Single Family; House
 Architectural style: Mission Revival; Exotic Revival



Primary Address: 5619 E BERKSHIRE DR
 Type: Not sure
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5623 E BERKSHIRE DR
 Type: Not sure
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival; Craftsman



Primary Address: 5626 E BERKSHIRE DR
 Type: Contributor
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman, Japanese



Primary Address: 5629 E BERKSHIRE DR
 Type: Non-Contributor
 Year built: 1952
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 5633 E BERKSHIRE DR
 Type: Not sure
 Year built: 1940
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 5636 E BERKSHIRE DR
 Type: Contributor
 Year built: 1910
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5639 E BERKSHIRE DR
 Other Address: 5637 E BERKSHIRE DR
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Residential-Multi Family; Duplex
 Architectural style: Spanish Colonial Revival



Primary Address: 5643 E BERKSHIRE DR
 Type: Not sure
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival; Craftsman



Primary Address: 5648 E BERKSHIRE DR
 Type: Non-Contributor
 Year built: 2006
 Property type/sub type: Residential-Ancillary Feature; Garage
 Architectural style: Other



Primary Address: 5648 E BERKSHIRE DR
 Type: Not sure
 Year built: 1909
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman, Airplane Bungalow



Primary Address: 5649 E BERKSHIRE DR
 Type: Not sure
 Year built: 1935
 Property type/sub type: Residential-Single Family; House
 Architectural style: Minimal Traditional



Primary Address: 5652 E BERKSHIRE DR
 Type: Not sure
 Year built: 1920
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival; American Colonial Revival



Primary Address: 5655 E BERKSHIRE DR
 Type: Not sure
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 5656 E BERKSHIRE DR
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5659 E BERKSHIRE DR
Type: Contributor
Year built: 1908
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5662 E BERKSHIRE DR
Type: Contributor
Year built: 1932
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5668 E BERKSHIRE DR
Type: Not sure
Year built: 1914
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5671 E BERKSHIRE DR
Type: Not sure
Year built: 1905
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman



Primary Address: 5674 E BERKSHIRE DR
Other Address: 5676 E BERKSHIRE DR
Type: Not sure
Year built: 1926
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 5680 E BERKSHIRE DR
 Type: Contributor
 Year built: 1924
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival; Craftsman



Primary Address: 5659-5661 1/2 E Huntington Dr
 Type: Non-Contributor
 Year built: 1949
 Property type/sub type: Residential-Multi Family; Bungalow Court
 Architectural style: Minimal Traditional



Primary Address: 5607 E HUNTINGTON DR NORTH
 Other Address: 4308 N BERKSHIRE AVE
 5601 E HUNTINGTON DR NORTH
 Type: Non-Contributor
 Year built: 1929
 Property type/sub type: Commercial-Retail; Strip Mall
 Architectural style: Spanish Colonial Revival



Primary Address: 5617 E HUNTINGTON DR NORTH
 Other Address: 5611 E HUNTINGTON DR NORTH
 5613 E HUNTINGTON DR NORTH
 5615 E HUNTINGTON DR NORTH
 Type: Non-Contributor
 Year built: 1953
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Ranch, Traditional



Primary Address: 5623 E HUNTINGTON DR NORTH
 Other Address: 5621 E HUNTINGTON DR NORTH
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Primary Address: 5627 E HUNTINGTON DR NORTH
 Type: Not sure
 Year built: 1915
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5633 E HUNTINGTON DR NORTH
 Type: Contributor
 Year built: 1912
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5639 E HUNTINGTON DR NORTH
 Type: Contributor
 Year built: 1921
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5643 E HUNTINGTON DR NORTH
 Other Address: 5643 1/2 E HUNTINGTON DR NORTH
 Type: Not sure
 Year built: 1937
 Property type/sub type: Residential-Multi Family; Bungalow Court
 Architectural style: Spanish Colonial Revival



Primary Address: 5649 E HUNTINGTON DR NORTH
 Other Address: 5645 E HUNTINGTON DR NORTH
 5649 1/4 E HUNTINGTON DR NORTH
 5649 1/2 E HUNTINGTON DR NORTH
 5649 3/4 E HUNTINGTON DR NORTH
 5651 E HUNTINGTON DR NORTH
 5651 1/2 E HUNTINGTON DR NORTH
 5653 E HUNTINGTON DR NORTH
 5653 1/2 E HUNTINGTON DR NORTH
 5655 E HUNTINGTON DR NORTH
 5655 1/4 E HUNTINGTON DR NORTH
 5655 1/2 E HUNTINGTON DR NORTH
 5655 3/4 E HUNTINGTON DR NORTH
 Type: Not sure
 Year built: 1928
 Property type/sub type: Residential-Multi Family; Bungalow Court
 Architectural style: Spanish Colonial Revival



Primary Address: 5703 E HUNTINGTON DR NORTH
 Other Address: 5707 E HUNTINGTON DR NORTH
 Type: Contributor
 Year built: 1915
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5715 E HUNTINGTON DR NORTH
 Other Address: 5709 E HUNTINGTON DR NORTH
 5709 1/2 E HUNTINGTON DR NORTH
 5711 E HUNTINGTON DR NORTH
 5711 1/2 E HUNTINGTON DR NORTH
 5713 E HUNTINGTON DR NORTH
 5713 1/2 E HUNTINGTON DR NORTH
 5715 1/2 E HUNTINGTON DR NORTH
 Type: Not sure
 Year built: 1929
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Spanish Colonial Revival



Primary Address: 5717 E HUNTINGTON DR NORTH
 Type: Non-Contributor
 Year built: 1964
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Modern, Mid-Century



Primary Address: 5723 E HUNTINGTON DR NORTH
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Multi Family; Apartment House
 Architectural style: Spanish Colonial Revival



Primary Address: 5733 E HUNTINGTON DR NORTH
 Other Address: 5727 E HUNTINGTON DR NORTH
 Type: Non-Contributor
 Year built: 1963
 Property type/sub type: Residential-Multi Family; Courtyard Apartment
 Architectural style: Modern, Mid-Century



Primary Address: 5741 E HUNTINGTON DR NORTH
 Other Address: 5737 E HUNTINGTON DR NORTH
 5739 E HUNTINGTON DR NORTH
 5741 1/2 E HUNTINGTON DR NORTH
 Type: Non-Contributor
 Year built: 1949
 Property type/sub type: Residential-Multi Family; Fourplex
 Architectural style: Minimal Traditional



Primary Address: 5743 E HUNTINGTON DR NORTH
 Type: Non-Contributor
 Year built: 1906
 Property type/sub type: Residential-Single Family; House
 Architectural style: No style



Primary Address: 5755 E HUNTINGTON DR NORTH
 Other Address: 5749 E HUNTINGTON DR NORTH
 5751 E HUNTINGTON DR NORTH
 5753 E HUNTINGTON DR NORTH
 5753 1/2 E HUNTINGTON DR NORTH
 Type: Not sure
 Year built: 1927
 Property type/sub type: Commercial-Mixed; Mixed Use - Commercial/Office/Residential
 Architectural style: Commercial, Vernacular



Primary Address: 5769 E HUNTINGTON DR NORTH
 Other Address: 5757 E HUNTINGTON DR NORTH
 5761 E HUNTINGTON DR NORTH
 5763 E HUNTINGTON DR NORTH
 5765 E HUNTINGTON DR NORTH
 5767 E HUNTINGTON DR NORTH
 5771 E HUNTINGTON DR NORTH
 Type: Not sure
 Year built: 1924
 Property type/sub type: Commercial-Retail; Retail Store
 Architectural style: Commercial, Vernacular



Primary Address: 5510 E KENDALL AVE
 Type: Not sure
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5516 E KENDALL AVE
 Type: Non-Contributor
 Year built: 1925
 Property type/sub type: Residential-Single Family; House
 Architectural style: Craftsman



Primary Address: 5520 E KENDALL AVE
 Type: Non-Contributor
 Year built: 2005
 Property type/sub type: Residential-Single Family; House
 Architectural style: Other



Primary Address: 5524 E KENDALL AVE
 Other Address: 4524 N ALPHA ST
 Type: Non-Contributor
 Year built: 0
 Property type/sub type: Other; Vacant Lot
 Architectural style: Not Applicable



Primary Address: 5524 E KENDALL AVE
 Type: Not sure
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 5616 E KENDALL AVE
 Type: Not sure
 Year built: 1913
 Property type/sub type: Residential-Single Family; House
 Architectural style: Dutch Colonial Revival; Craftsman



Primary Address: 5622 E KENDALL AVE
 Type: Not sure
 Year built: 1920
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 5628 E KENDALL AVE
Type: Non-Contributor
Year built: 1910
Property type/sub type: Residential-Single Family; House
Architectural style: No style



Primary Address: 5636 E KENDALL AVE
Type: Non-Contributor
Year built: 1955
Property type/sub type: Residential-Single Family; House
Architectural style: Minimal Traditional



Primary Address: 5704 E KENDALL AVE
Type: Not sure
Year built: 1906
Property type/sub type: Residential-Multi Family; Duplex
Architectural style: American Foursquare; Craftsman



Primary Address: 5710 E KENDALL AVE
Type: Not sure
Year built: 1906
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman; Craftsman, Swiss



Primary Address: 5465 E NEWTONIA DR
Type: Not sure
Year built: 1925
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

Name: Emery Park Residential Planning District**Description:**

The Emery Park Residential Planning District is an early-20th century residential subdivision located along the eastern edge of El Sereno. Situated south of Huntington Drive at the Los Angeles/Alhambra city border, the planning district contains approximately 686 parcels. It is bounded generally by Poplar Boulevard and Stockbridge Avenue to the north, Winchester Avenue to the east, Concord and Alhambra avenues to the south, and Dorchester Avenue to the west, comprising the residential area of the original tract.

The district occupies mostly flat terrain with a largely rectilinear street pattern. In the northernmost portion of the tract, Poplar Boulevard curves to follow the gently sloping hillside topography. Standard lots are rectangular and modestly-sized, with most parcels ranging from 40 to 50 feet wide at the street, and 120 to 125 feet deep. Development in the district is exclusively single-family residential, with the vast majority of properties improved with four- and five-room one-story houses. Original residences were constructed primarily in the 1920s and 1930s and exhibit a mix of architectural styles popular at that time, including Craftsman, American Colonial Revival, Spanish Colonial Revival, Tudor Revival, Storybook, and Minimal Traditional. The district also contains one arroyo stone house. Residences are sited with uniform setbacks and detached rear garages accessed via concrete driveways. Some properties feature upward-sloping front yards with low retaining walls.

Features of the district include concrete curbs and sidewalks, and non-historic streetlights. Landscaped parkways are planted with mature trees of various species, including camphor, cypress, eucalyptus, ficus, jacaranda and sycamore. Winchester Avenue, which forms the border between the cities of Los Angeles and Alhambra, is enhanced with period streetlights and mature camphor trees.

Significance:

The Emery Park Residential Planning District is significant as an excellent example of residential suburban planning from the early automobile era in El Sereno. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

The area now comprising the community of El Sereno was characterized as pastoral until the development of rail transportation lines through northeast Los Angeles. In 1902, the Pacific Electric Pasadena Short Line was constructed along Los Angeles-Pasadena Boulevard (now Huntington Drive) just north of what would become Emery Park. Establishment of this streetcar line would spur development of various subdivisions along the Huntington Drive corridor. In the 1890s, a large extent spanning some 562 acres straddling the Los Angeles/Alhambra city border, was acquired by Charles G. Emery of New York. Emery was one of the founders of the American Tobacco Company, and would spend his winters at his residence on Orange Grove Boulevard in Pasadena. He used some of his substantial wealth to acquire various land holdings in Southern California; however, it appears this vast tract on the edge of Los Angeles remained unimproved under his ownership.

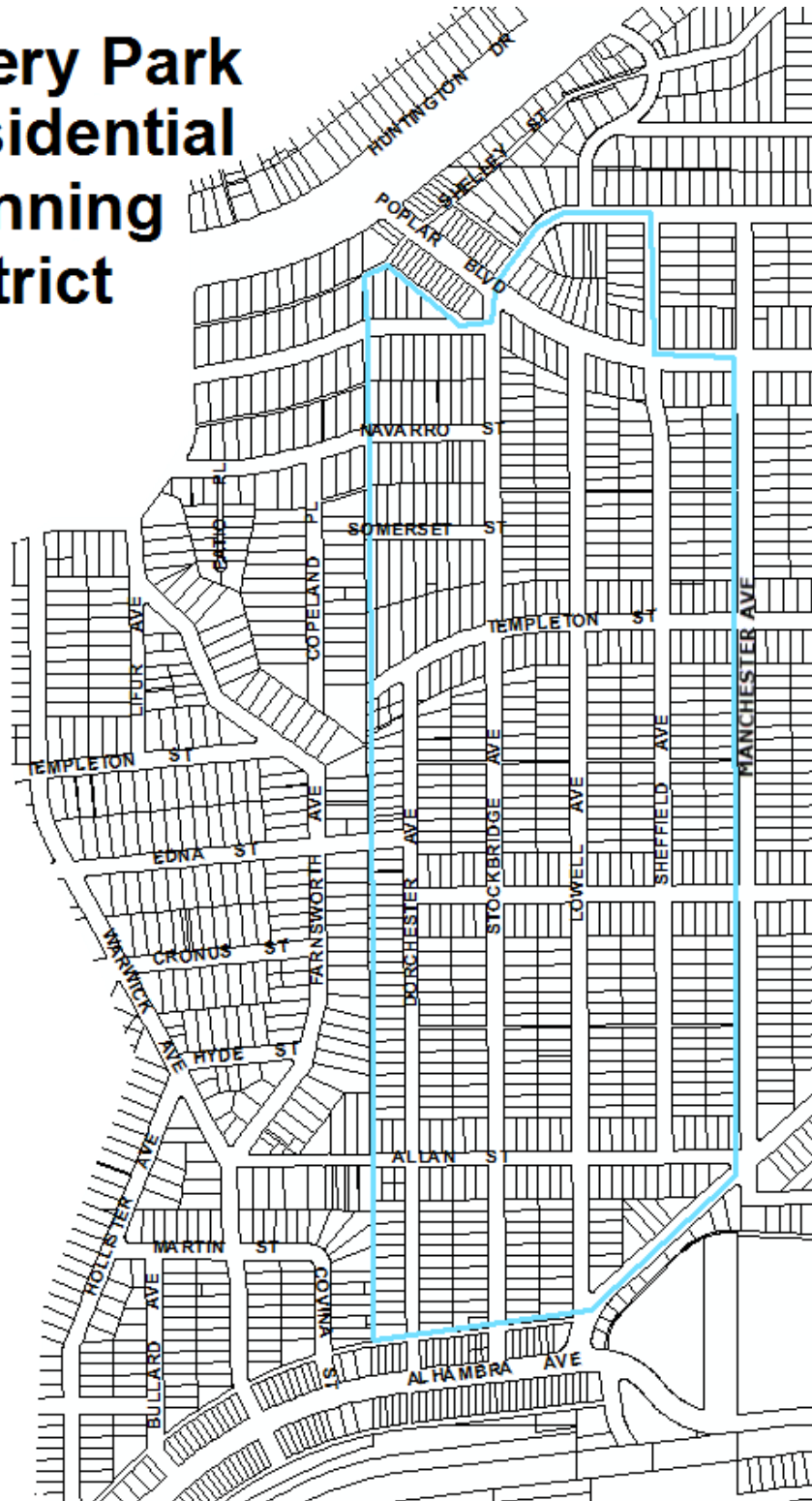
In February 1922, newspaper advertisements announced plans for the subdivision of the Emery estate as a new residential development composed of 2,600 lots. The new subdivision (recorded as Tract No. 4952 on June 6, 1923) included parcels in Los Angeles and Alhambra, with approximately three-quarters of the tract within the City of Los Angeles. Prolific real estate developers Meyering & Lawrence Co. promoted the site's "unexcelled climatic conditions" and "scenic splendor." Unlike earlier subdivisions in the surrounding area, many of which date from the 1900s and 1910s, Emery Park benefitted from the 1915 annexation of Bairdstown (renamed El Sereno in 1917) to the City of Los Angeles. New community amenities that came

with annexation, mostly notably access to a reliable source of water, led to exponential population growth throughout the community of El Sereno. Additionally, Emery Park was served by four paved thoroughfares, as well as Pacific Electric's San Gabriel line on Huntington Drive, with a stop at the Sierra Vista station. With its central location and multiple transportation options, residents of Emery Park were within easy access of business districts in Los Angeles, Alhambra, and Pasadena. By 1929, Pacific Electric would implement a new bus route called the Emery Park Motor Coach Line, transporting passengers from El Sereno directly to the Alhambra commercial district.

In 1923, homesites in Emery Park were offered for sale at \$1,250, including water, gas, electricity, telephone and sewer access. Tract-wide improvements included paved streets, concrete curbs and gutters, five-foot wide sidewalks, and landscaped parkways. Home construction commenced in the mid-1920s, with modest single-family residences in various popular architectural styles beginning to line the streets. Residential development continued at a brisk pace through the 1920s and 1930s, with the tract largely built out by 1940. Two local commercial districts – on Poplar Boulevard at the north end of the tract, and Alhambra Avenue at the south end – did not fully materialize until after World War II. The planning district comprises the residential portion of the Emery Park tract within the Los Angeles city boundary. Today, this area retains the vast majority of its original residences, although substantial alterations and additions are common. On the Alhambra side of the border, the Emery Park tract neighborhood is marked by signs declaring it an "Alhambra Historic Neighborhood."

Despite its significance, the Emery Park Residential Planning District does not possess sufficient integrity or cohesion to qualify as a historic district. Although the area retains consistency of massing, scale, and architectural style, the vast majority of its individual buildings have undergone some degree of alteration – including replacement of original windows, replacement of original exterior cladding, porch enclosures, and substantial additions – which has compromised the integrity of the district as a whole. However, the district is unified by shared planning features, including its rectilinear street pattern, landscaped parkways with mature street trees, uniform setbacks, modest scale, and detached garages. These features contribute to a strong sense of time and place as an early 20th-century automobile suburb in El Sereno. For these reasons, this area may warrant special consideration for local planning purposes.

Emery Park Residential Planning District



Context 1:

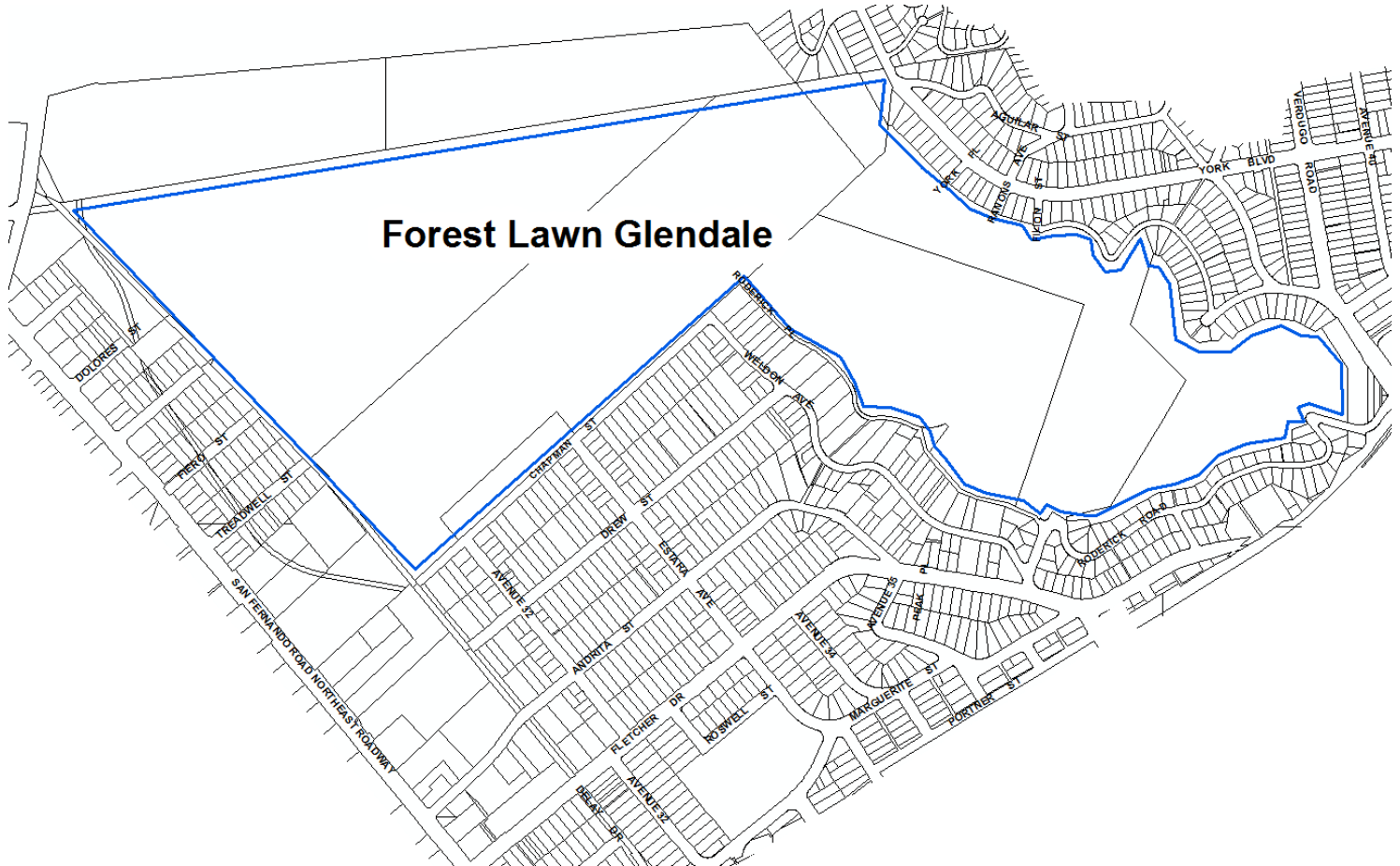
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	The Emery Park Residential Planning District is significant as an excellent example of residential suburban planning from the early automobile era in El Sereno. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

Name: Forest Lawn Glendale**Description:**

Cemetery located at 1712 S. Glendale Avenue. This address, the main entrance, and about a third of the property is located in the City of Glendale; the remainder of the property is located within the City of Los Angeles. Features include various buildings (administration, chapels, mausoleums); decorative entry gates; art pieces (murals, fountains, statuary); curvilinear internal street pattern; mature landscaping; and naturally sloping hillside setting. The property is not fully visible from the public right-of-way.

Significance:

Research indicates this property is an excellent example of an early 20th-century cemetery and mortuary in Glassell Park. Forest Lawn Memorial Park was founded in 1906 in Tropic (now south Glendale). Development of its 55 acres was the vision of Dr. Hubert Eaton, who came to the site in 1912, taking over management of the cemetery in 1917. Eaton developed a concept of what he thought a cemetery should be – a place of sweeping beauty and rolling hillsides framed by evergreen trees, with the addition of classic art and architecture, all within a beautiful park setting. Today, this privately-owned cemetery is the original location of Forest Lawn, a chain of six cemeteries throughout Southern California. It is also the final resting place of many notable figures from the entertainment industry, including Clark Gable and Carole Lombard, Jimmy Stewart, Jean Harlow, Humphrey Bogart, Errol Flynn, Nat King Cole, George Burns and Gracie Allen, Walt Disney, Elizabeth Taylor, and Michael Jackson. However, the property is not fully visible from the public right-of-way, and much of it is located in the City of Glendale, outside the scope of SurveyLA. Therefore, the evaluation could not be completed.

**Context 1:**

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Burial and Memory, 1877-1980
Sub theme:	No SubTheme
Property type:	Landscape
Property sub type:	Cemetery
Criteria:	A/1/1 & C/3/3
Status code:	QQQ
Reason:	Research indicates this property is an excellent example of an early 20th-century cemetery and mortuary in Glassell Park. However, the property is not fully visible from the public right-of-way, and much of it is located in the City of Glendale, outside the scope of SurveyLA. Therefore, the evaluation could not be completed.

Name: Garden Apartment at 2315-2327 W Merton Ave**Description:**

Garden apartment constructed in 1949 in the Minimal Traditional style. The property contains three two-story residential buildings oriented around a central landscaped courtyard, with two garage buildings and a laundry room at the rear.

Significance:

Excellent and rare example of a 1940s garden apartment in Eagle Rock.

**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:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1940s garden apartment in Eagle Rock.

Name: Garden Apartment at 306-324 N Chestnut Ave

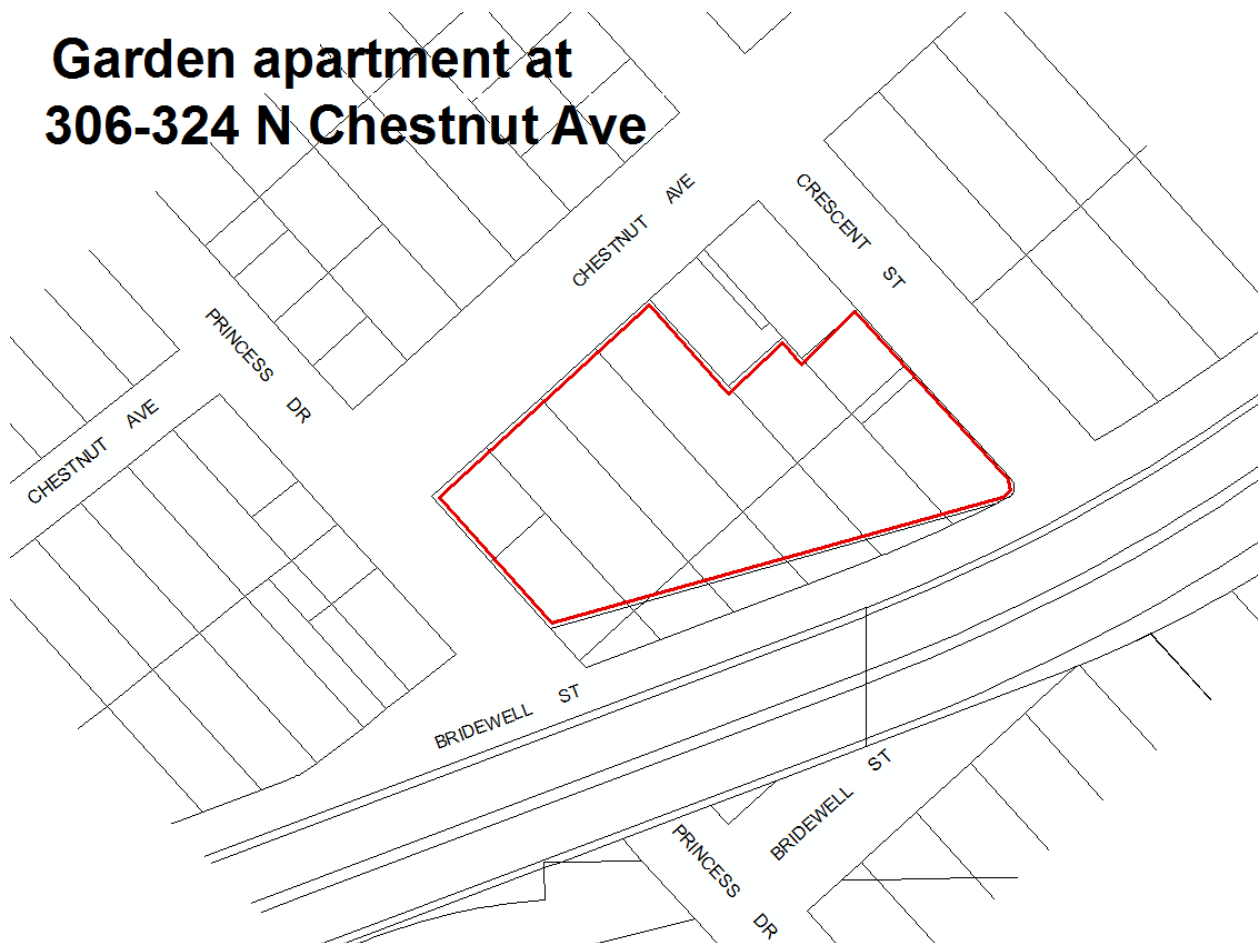


Description:

Garden apartment composed of multiple detached one-story single-family residences, with minimal yards and detached garages at the rear. Designed in the Minimal Traditional style, features include low-pitch gable roofs, brick chimneys, smooth stucco cladding, wood doors, and wood divided-light windows.

Significance:

Excellent and rare example of a 1950s garden apartment in Garvanza.



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:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1950s garden apartment in Garvanza.

Name: Glendale Boulevard Commercial Planning District



Description:

The Glendale Boulevard Commercial Planning District is an early-20th century neighborhood commercial area located in the southern portion of Atwater Village. The district contains 63 parcels on both sides of Glendale Boulevard, between Glenfeliz Boulevard and Boyce Avenue on the north, and between Madera Avenue and Larga Avenue on the south. The district occupies flat terrain, with Glendale Boulevard serving as a linear commercial spine intersected by perpendicular cross streets. Development in the district is exclusively commercial, primarily containing modest one- and two-story commercial storefronts, with several two-story mixed-use blocks on corner lots. Original buildings were constructed primarily from the early 1920s through the early 1950s and are largely vernacular in style. District features include zero front setbacks, pedestrian scale and orientation, wide concrete sidewalks, a landscaped central median, and the absence of off-street parking. Intermittent street trees are a mixture of older and newer specimens. Streetlights appear to date from the mid-20th century. One of the islands comprising the central median features a flagpole with a commemorative plaque. Another island contains a mature cypress tree.

Significance:

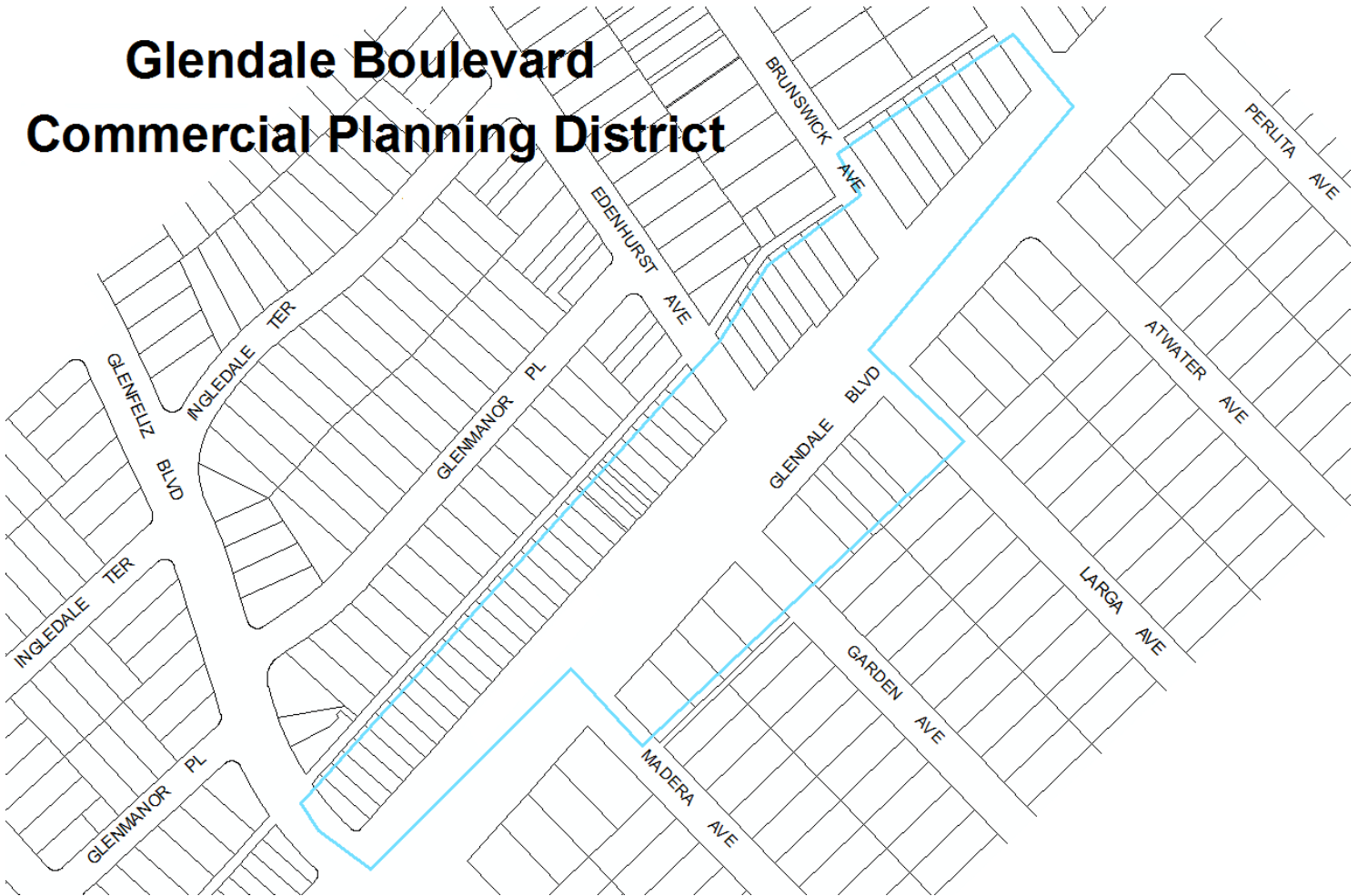
The Glendale Boulevard Commercial Planning District is significant as an excellent example of early-20th century commercial development built in response to the streetcar in Atwater Village. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

The area comprising the planning district was historically a part of the Rancho San Rafael. In 1858, owners Catalina and Julio Verdugo partitioned the rancho and gifted a portion of the land to Joseph Lancaster Brent, who christened his extent Rancho Santa Eulalia. Rancho Santa Eulalia changed hands several times before it was sold in 1868 to W.C.B. Richardson, under whose ownership it was first subdivided beginning around 1897. When developers L.C. Brand and Henry Huntington wanted to bring the Interurban Pacific Electric Railway to the area, Richardson donated land for a right-of-way through the Rancho Santa Eulalia, allowing for the construction of the first local rail line. Streetcars commenced runs along Glendale Boulevard in 1904. The presence of the streetcar line incentivized the earliest suburban residential development in Atwater Village around 1911 and 1912, with building activity peaking in the early 1920s. The portions of residential tracts which fronted Glendale Boulevard were given over to business lots for commercial development along what had become the area's primary streetcar and automobile corridor.

The area comprising the planning district is composed of portions of four separate tracts, nearly all of which was subdivided from Richardson's original Rancho Santa Eulalia land: Tract No. 2004 (1912), Tract No. 2146 (1913), Tract No. 2689 (1915), and Tract No. 5006 (1922). A small portion of the district falls outside the original boundaries of Rancho Santa Eulalia, but instead reflects adjacent land acquired by Richardson. Construction within the district commenced around 1923, but supply may have outstripped demand in the nascent community, as commercial building activity remained sporadic from the 1920s through the early 1950s. Improvements were modest in scale, with buildings generally one or two stories in height, primarily housing neighborhood-serving businesses, including the Atwater Theater, the Dutch American Bakery, Allen Wertz Candies, and the Henry Adams branch of the Los Angeles Public Library. Other storefronts were occupied by a bowling alley, business and real estate offices, a post office, drugstores, medical and dental clinics, restaurants and bakeries, paint and upholstery shops, printing shops, electronics stores, and markets. Today, businesses in the district continue to serve the surrounding neighborhood, and Glendale Boulevard continues to function as a community hub. A small plaza has been created at the Boulevard's intersection with Madera Avenue and features a common seating area which functions as a neighborhood gathering spot.

Despite its significance, the Glendale Boulevard Commercial Planning District does not possess sufficient integrity to qualify as a historic district. Many of the district's original buildings have undergone some degree of alteration – including altered storefronts, windows, doors, and cladding – or have been replaced with newer construction, which has compromised the integrity of the district as a whole. However, the district is unified by shared planning features, including neighborhood commercial uses, pedestrian scale and orientation, wide concrete sidewalks, the landscaped median, and parallel street parking. These features contribute to a strong sense of time and place as an early-20th century neighborhood commercial center. For these reasons, this area may warrant special consideration for local planning purposes.

Glendale Boulevard Commercial Planning District



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	6LQ
Reason:	The Glendale Boulevard Commercial Planning District is significant as an excellent example of early-20th century commercial development built in response to the streetcar in Atwater Village. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

Context 2:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Neighborhood Commercial Development, 1875-1960
Sub theme:	Neighborhood Commercial Centers, 1875-1960
Property type:	Neighborhood/Village Commercial Center
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	
Reason:	

Name: Glenfeliz Valleybrink Residential Planning District**Description:**

The Glenfeliz Valleybrink Residential Planning District is an early-20th century residential neighborhood situated just east of the Los Angeles River in Atwater Village. The district contains approximately 450 parcels, and is generally bounded by Hollypark Place on the north, Edenhurst Avenue on the east, Glenmanor Place on the south, and Valleybrink Road on the west.

The district occupies flat terrain, with streets in both curvilinear and rectilinear patterns. Lots in the district are relatively modest in size, with parcels measuring approximately one-tenth of an acre in size. Development in the district is almost exclusively residential, primarily containing one-story single-family houses, with many corner lots improved with contemporaneous two-story duplexes. The district also encompasses the Glenfeliz Boulevard Elementary School. Houses are sited with uniform front setbacks and detached rear garages accessed via concrete driveways. The majority of the original residences were constructed during the 1920s, and designed in a variety of popular architectural styles of the period, including Craftsman, Tudor Revival, Spanish Colonial Revival, American Colonial Revival, and Minimal Traditional. Today, these early residences share the block with more recent construction. District features include concrete curbs and sidewalks, as well as landscaped parkways planted with mature street trees, including camphor, jacaranda, sycamore, liquidambar, eucalyptus, pepper, cedar, and palm. Existing streetlights are not historic.

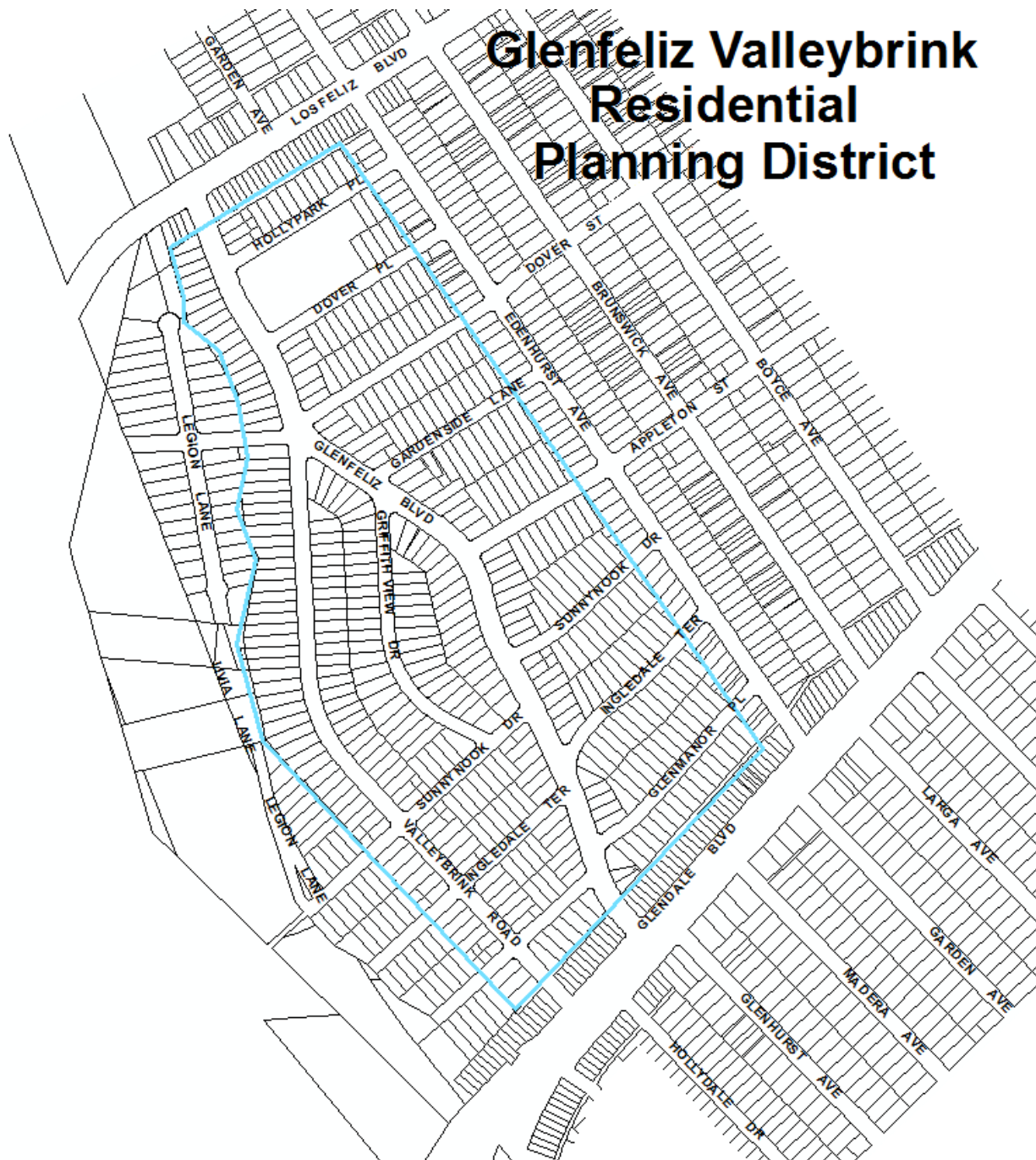
Significance:

The Glenfeliz Valleybrink Residential Planning District is significant as an excellent example of residential suburban planning from the early automobile era in Atwater Village. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

The area comprising the planning district was historically a part of Rancho San Rafael. In 1858, owners Catalina and Julio Verdugo partitioned the rancho and gifted a portion of the land to Joseph Lancaster Brent, who christened his extent Rancho Santa Eulalia. Rancho Santa Eulalia changed hands several times before it was sold in 1868 to W.C.B. Richardson, under whose ownership it was first subdivided beginning around 1897. The area comprising the planning district was subdivided from the Richardson land in 1912 as the western portion of Tract No. 2004; however, it was not parceled out at that time due to the unpredictable flow and frequent flooding of the nearby Los Angeles River. It was said that the area below Brunswick and Larga Avenues was often a swamp, and during a heavy rain the entire section would flood. Thus, it was not until 1914, when berms were constructed along the river's edge to control flooding, that residential development in adjacent areas was feasible.

In 1922, that the area comprising the planning district was subdivided for residential development as Tract No. 5006. Covering more than 140 acres, the tract encompassed more than five hundred lots along a series of gently curving streets. Development of the expansive tract, which was financed by the Los Angeles Trust & Savings Bank, reflected the emerging influence of the automobile in suburban planning. Larger blocks, wide curvilinear streets, and lots large enough to accommodate a detached garage signaled that easy access to streetcar lines was no longer a necessity. Although construction was sluggish at first, commercial and light industrial activity in the area soon flourished, creating local employment opportunities and motivating further growth in the residential sector. Construction within the district grew steadily each year and peaked in 1925, when nearly one hundred homes were built. Expanded community services soon followed: the Griffith Park Christian Church (now Christ's Church at Griffith Park), located just outside the district, was completed in 1924; the Glenfeliz Boulevard Elementary School was built in 1926. By 1932, just ten years after the opening of the tract, over eighty percent of the lots within the district were improved with residences.

Despite its significance, the Glenfeliz/Valleybrink Residential Planning District does not possess sufficient integrity to qualify as a historic district. Although the area retains consistency of massing, scale, and architectural style, the majority its individual buildings have undergone some degree of alteration – including replacement of original windows, alteration of original openings, replacement of original cladding, and substantial additions – which has compromised the integrity of the district as a whole. However, the district is unified by shared planning features, including its distinctive street pattern, landscaped parkways and mature street trees, uniform setbacks, modest scale, and detached garages. These features contribute to a strong sense of time and place as an early 20th-century automobile suburb in Atwater Village. For these reasons, this area may warrant special consideration for local planning purposes.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Automobile Suburbanization, 1908-1937
Sub theme:	Suburban Planning and Development, 1908-1937
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	6LQ
Reason:	The Glenfeliz Valleybrink Residential Planning District is significant as an excellent example of residential suburban planning from the early automobile era in Atwater Village. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

Name: Hermon Park**Description:**

Hermon Park is a roughly 270-acre municipal park in the Hermon neighborhood of Los Angeles. The park stretches from just north of S. Avenue 60 to Via Marisol, on the southeast side of the Arroyo Seco Parkway. The Arroyo Seco channel and bike bath run through the northwest half of the park. The irregularly-shaped park is landscaped with open lawn and mature trees, including sycamores and oaks. Hardscape features include paved walkways, paved parking lots, a stone drinking fountain, stone and concrete retaining walls, and a stone and concrete ramp leading up to Avenue 60.

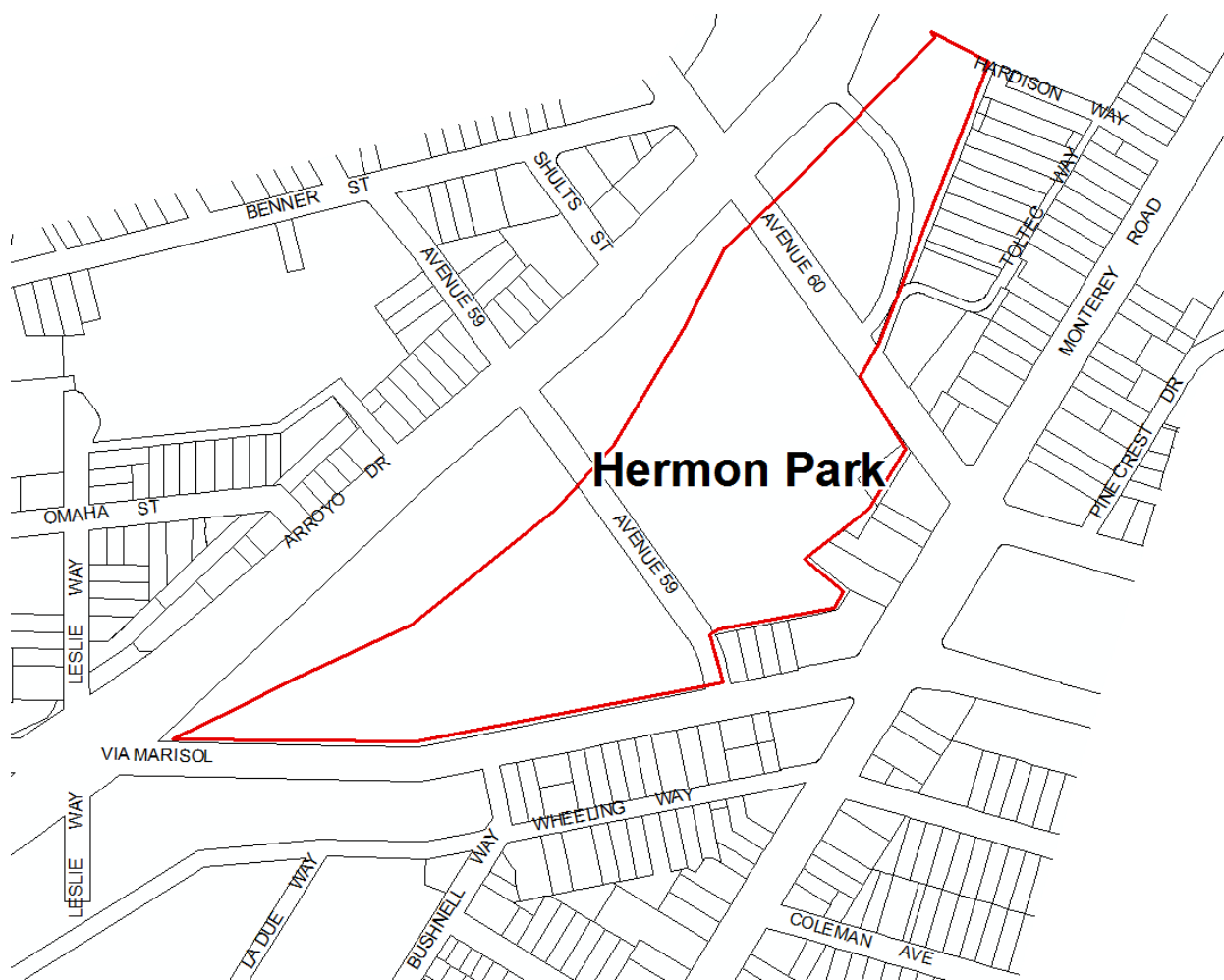
Historic recreational facilities at Hermon Park include tennis courts in the south and east portions of the park (the southernmost ones date to the 1930s). Modern improvements include a dog park in the northwest section, playground equipment, and newer tennis courts. Buildings include 1930s-40s maintenance buildings, public restrooms, and a field house. Near the northeast corner of the park, just south of Avenue 60, remnants of stone and concrete terraces mark the original location of the viewing area for the lawn bowling greens. Three of the four lawn bowling greens have been paved over for modern tennis courts.

Significance:

Hermon Park is an excellent example of a municipal park associated with civic improvements and the expansion of recreational facilities to serve the growing population of northeast Los Angeles in the 1920s and 1930s. Hermon Park, originally known as Victory Park, was established as part of the larger Arroyo Seco Park, which stretched from the City of Pasadena (the current location of Lower Arroyo Park) to the border to South Pasadena (the current location of Rose Hill Park). Planning for Arroyo Seco Park began in the early 1910s and included the creation of a broad boulevard (which later became the Arroyo Seco Parkway) and flood control plains on either side of the channelized Arroyo Seco.

Victory Park, created circa 1923, was named in recognition of the veterans of the Civil War, Spanish-American War, and World War I. In addition to its native sycamore, alder, and oak trees, the park was landscaped with open lawns and walkways. Lawn bowling greens and a terraced viewing area were constructed for the 1932 Olympic Games (the greens have since been paved over), and a 1932 unemployment-relief bond helped to fund the construction of tennis courts. The park also originally included a picnicking area, known to be a popular spot amongst Japanese American picnickers (now the location of a dog park), and a baseball diamond (no longer extant). Despite the loss of these features, Hermon Park still appears to be National Register-eligible due to its retention of other features and its strong association with the Arroyo Park system.

The period of significance for Hermon Park begins in 1923, when the City granted approval for its construction, and ends in 1932, when the lawn bowling greens, tennis courts, and other facilities were completed.

**Context 1:**

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Parks, 1904-1931
Property type:	Institutional - Recreation
Property sub type:	Municipal Park
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant as a 1920s-1930s municipal park associated with the larger grouping of parks along the Arroyo Seco channel and Arroyo Seco Parkway.

Name: Hill Drive Residential Planning District

Description:

The Hill Drive Residential Planning District is an early-20th century residential neighborhood in the northernmost part of Eagle Rock. The district comprises a large residential area extending north of Colorado Boulevard to the 134 Freeway, from El Verano Avenue on the west to Lunsford and Eagle Vista drives on the east. The district's eastern boundary is formed by the Eagle Rock Recreation Center.

The district occupies gently sloping terrain at the base of the San Rafael Hills, with north-south streets climbing upward from Colorado Boulevard toward the freeway perched on the hillside above. Hill Drive, a scenic roadway which traverses the district on an east-west axis, curves to accommodate the area's topography. South of Hill Drive, the district is generally organized around an orthogonal street grid, with curvilinear streets and cul-de-sacs north of Hill. The street grid falls apart east of Hartwick Street, where the terrain becomes hillier.

Development in the district is almost exclusively residential, containing one- and two-story single family homes. Commercial development along Colorado Boulevard has been excluded from the district boundary. Typical residential lots range from 50 to 60 feet wide at the street, and 130 to 150 feet deep, with some lots substantially larger, particularly along Hill Drive. Houses are sited with uniform front setbacks and detached rear garages accessed via concrete driveways. Original residences were constructed primarily from the teens through the 1920s, with pockets of postwar construction and later infill development throughout. The district displays a mixture of architectural styles popular during the period. Predominantly Craftsman, other represented styles include American Colonial Revival, Spanish Colonial Revival, Tudor Revival, and Minimal Traditional.

District features include concrete curbs and sidewalks, as well as landscaped parkways planted with mature street trees, including camphor, cedar, cypress, elm, jacaranda, liquidambar, magnolia, olive, palm, pepper and pine. Notable stands of street trees include Washingtonia palm on Maywood, Vincent, Townsend and La Roda avenues; camphor on Live Oak View, College View, Shearin, and La Roda avenues; elm on Hermosa Avenue; and date palm on La Roda Avenue. Mt. Royal Drive is unique for its wide parkways and three sets of street trees: Washingtonia palm, camphor, and jacaranda. Hill Drive is adorned with Washingtonia palm trees, as well as historic streetlights. Historic streetlights also appear on Townsend Avenue.

Significance:

The Hill Drive Residential Planning District is significant as an excellent example of early-20th century residential suburban planning developed near a streetcar line in Eagle Rock. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

The area comprising the planning district was historically part of Rancho San Rafael, and later was largely utilized for agricultural purposes. In the 1880s, a portion of the land was acquired by James and Mary Hickson, who erected the still-extant Queen Anne farmhouse near what is now Hill Drive and Mt. Royal Avenue. The home, known as "Esperanza," served as the headquarters of their farming operation, which extended from the ridgeline to Colorado Boulevard. Also extant within the district is the former residence of Mr. and Mrs. Broxham, built in the 1880s at the present-day corner of Hill Drive and Hermosa Avenue, on land that was watered by a local spring. In the 1890s, James Gates erected a residence which still stands on Caspar Avenue, just north of Colorado. Gates was one of Eagle Rock's first developers, building some of Eagle

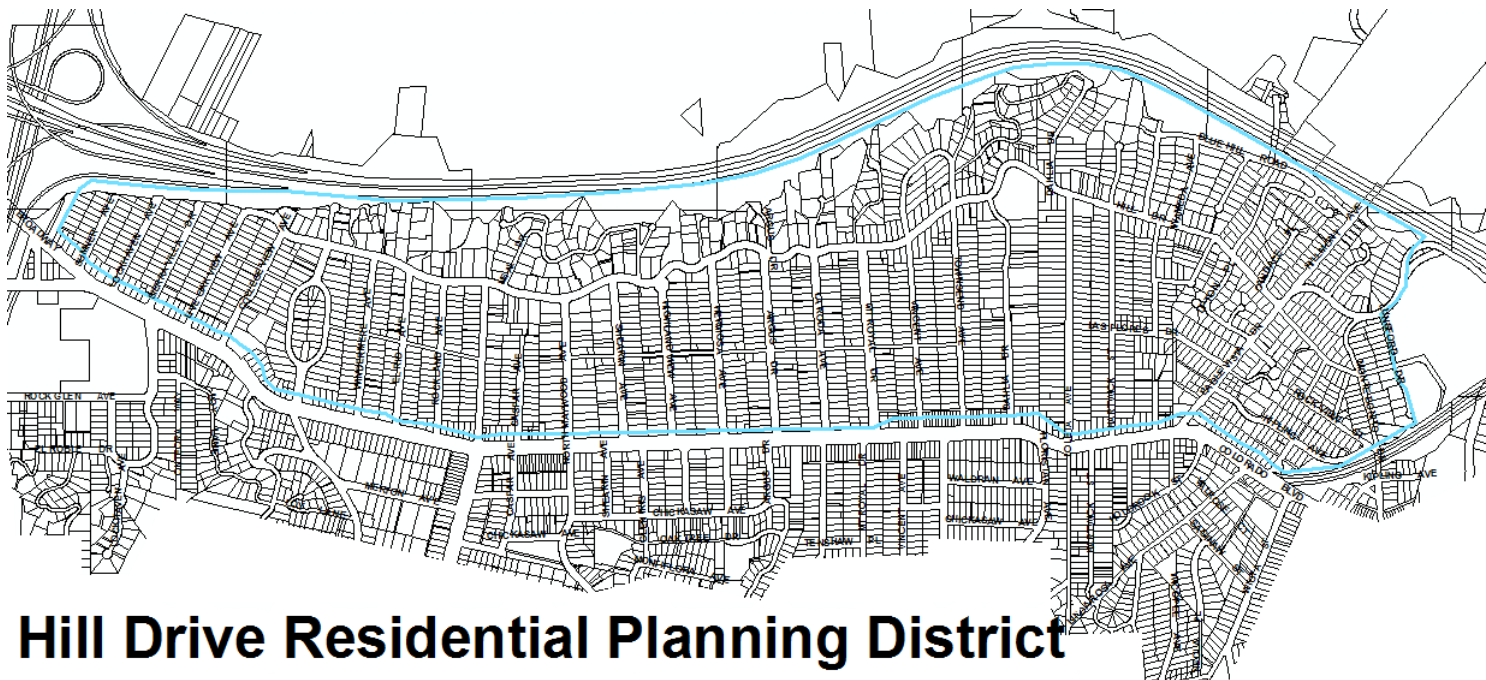
Rock's first commercial structures and subdividing its first residential tracts. Today, these three late-19th century residences stand as important reminders of Eagle Rock's agricultural past.

Beginning in 1906, the land comprising the planning district was sold off in segments and subdivided by a number of different developers. Over the course of the next five decades, the full extent would be subdivided into more than 65 separate tracts, with the vast majority of the area parceled out into residential lots by 1928. While most tracts were recorded with only a number, some developers used tract names to differentiate their property in advertisements, such as Ellenwood Heights, Eagle Rock Central, Los Olivos, Kenilworth, Mayfair Park, Las Flores, Rosemont Park, Lewis & Clarke, and Mt. Helena. Prominent subdivision specialists included Edwards & Winters Co. (subdivider of the Ellenwood Heights, Mayfair Park, and Kenilworth tracts), and the John G. Johnston Co. (subdivider of the Las Flores and Los Olivos tracts). Typical tract improvements included wide paved streets, concrete curbs and sidewalks, parkways planted with street trees, and artesian water piped to each lot.

Early advertisements promoted the land above Colorado Boulevard as the "Crown of Eagle Rock," or the "Nob Hill" of the Eagle Rock Valley. Ads noted the "superb view" and "cool breezes" provided by the site's 900-foot elevation, as well as the economic opportunities available to both investors and home seekers by these "high class" subdivisions whose value was predicted to rapidly increase. Developers also promoted the area's proximity to the eventual commercial shopping district just beginning to take shape on the business lots lining both sides of Colorado Boulevard. In August 1906, the Los Angeles Railway opened the Eagle Rock Valley streetcar line, which ran north along Eagle Rock Boulevard to Colorado, then east to Townsend Avenue, providing easy transit access to the entire district prior to its widespread subdivision. Within just a few years, the Eagle Rock line would merge with the Hawthorne Line, transporting passengers from Eagle Rock to downtown Los Angeles and beyond. Additionally, Colorado Boulevard served as a major auto thoroughfare that passed through a series of cities in eastern Los Angeles County.

While residential lots within the district were offered for sale as early as 1906, development was sporadic until the teens, and continued apace through the 1920s. In 1923, Eagle Rock, then an independent city, was consolidated with the City of Los Angeles, securing access to a reliable source of water and further incentivizing residential construction. Development within the district peaked at this time, declining sharply in the 1930s. Construction resumed following World War II, primarily in the more steeply sloping areas in the northern and eastern parts of the district. In March of 1964, a wildfire leapt over the hills from Glendale into Eagle Rock; sixteen homes were partially or completely destroyed. In 1971, the Ventura (134) Freeway opened in the foothills above Eagle Rock, drastically altering the northernmost part of the district. During the freeway's construction, some 300 hillside homes were demolished, including the 1923 C.P. Lowes House, designed by master architect Rudolph Schindler.

Today, the Hill Drive Residential Planning District contains a number of notable residences, including six designated Los Angeles Historic-Cultural Monuments. Additionally, SurveyLA identified approximately fifty residences as individually significant – either for their architectural merit, or for association with an important person – as well as two smaller historic districts. Despite the area's significance, the Hill Drive Residential Planning District does not possess sufficient integrity or cohesion to qualify as a historic district as a whole. Many of the district's original buildings have undergone some degree of alteration, including window and cladding replacement, porch enclosures, and additions. However, the district retains many of its original planning features – including a consistency of massing, scale, and style – which help to convey the overall feeling of an early-20th century residential suburb in Eagle Rock. For these reasons, this area may warrant special consideration for local planning purposes.



Hill Drive Residential Planning District

Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	6LQ
Reason:	The Hill Drive Residential Planning District is significant as an excellent example of early-20th century residential suburban planning developed near a streetcar line in Eagle Rock. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

Name: Iglesia Adventista de Highland Park**Description:**

The original church is designed in the Mission Revival style, featuring a shaped parapet, textured stucco cladding, and wood divided-light windows. The new church was designed by architect Harry L. Pierce in a late version of the Art Deco style, and features smooth stucco cladding, vertical decorative elements, and a prominent square tower topped with a spire and cross.

Significance:

Excellent example of an early-20th century religious campus, composed of the 1927 original church (now Stewart Hall) and the 1946 main church, in Highland Park. The Highland Park congregation was established in the 1920s and soon erected a Mission Revival-style church. After World War II, the congregation has outgrown the modest building and constructed a new sanctuary, dedicated in 1946. The original church was renamed Stewart Hall.



Context 1:

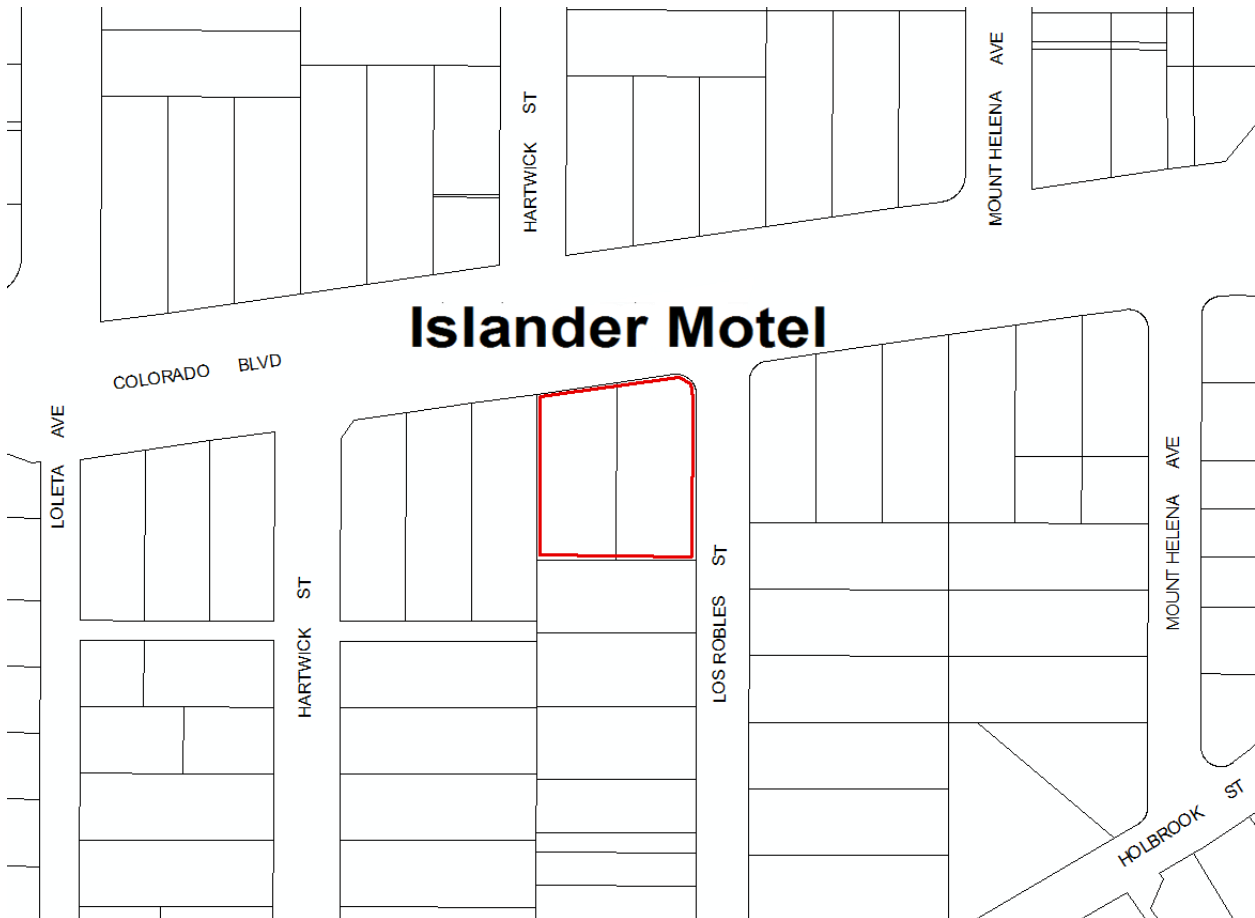
Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of an early-20th century religious campus, composed of the 1927 original chapel (now Stewart Hall) and the 1946 main church, in Eagle Rock.

Name: Islander Motel**Description:**

Islander Motel at 1460 W Colorado Bl, composed of six detached one- and two-story buildings, oriented around a common surface parking area. Designed in the Streamline Moderne style with Minimal Traditional elements, features include textured stucco cladding, rounded canopies, wood-frame and aluminum sliding windows, wood panel doors, wood and stucco entrance hoods with decorative metal brackets, metal balustrades, and metal window awnings. Neon details includes a "Motel" sign on an integrated roof pylon, a freestanding pole sign which reads "Islander Motel Drive-In," and neon tubing on the main entry canopy. The main entrance is enclosed by a wood slat screen. Security bars have been added to some windows. This property is not fully visible from the public right-of-way.

Significance:

Excellent and rare example of a 1930s motel in Eagle Rock; originally established as Albert's Hotel Auto Court by Albert de Jacomo in 1937. This portion of Colorado Boulevard was historically part of Route 66 in the 1930s and retains examples of various building types associated with interstate highways, including service stations, motels, and restaurants.



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Motels, 1925-1970
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Motel
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1930s motel in Eagle Rock. This portion of Colorado Boulevard was part of Route 66 in the 1930s and retains examples of various building types associated with interstate highways, including service stations, motels, and restaurants.

Name: Lincoln Park**Description:**

Lincoln Park is a large public park located at 3501 E. Valley Boulevard in Lincoln Heights. Spanning some 45 acres, the park occupies an irregularly-shaped parcel at the intersection of Valley Boulevard and Mission Road. The park features a gently-sloping topography and is extensively landscaped with grassy lawns and numerous mature trees, including cedar, cypress, elm, eucalyptus, fig, jacaranda, magnolia, olive, palm, and pine trees. The park's largest and most scenic feature is a large man-made lake that today is home to many ducks and geese. On the northern bank of the lake is a brick Mission Revival-style boathouse. Additional park buildings include three original bathroom buildings, also Mission Revival in style; a 1950s picnic pavilion, which repurposed one of the original conservatories; a carousel building (now empty); a recreation center; a senior citizens center; and several metal sheds. The park's formal entrance is marked by the Lincoln Park Gateway, composed of curving walls, monumental pillars, and vibrantly-colored tile benches and fountains. A perforated cast-stone wall lines the edge of the park along Mission Boulevard.

The park contains several commemorative and abstract art pieces. Most notable among these is a monument to Abraham Lincoln, composed of a bronze statue set on a granite pedestal; and a cast-stone sculpture of Florence Nightingale set in a planter of rose bushes. Recreational facilities include tennis courts, basketball courts, baseball fields, a beach volleyball court, and a concrete skate park. Additional features include plastic playground equipment, concrete picnic tables, metal trash cans, and contemporary lighting. Adjacent to the lake is the Plaza del la Raza cultural arts center, which includes the Margot Albert Theater, the "Las Memorias" AIDS Monument, "The Learning Tree" mural by Alfredo Diaz Flores (1975), as well as community rooms and offices. Additional park features include asphalt-paved walking paths, fluted concrete light standards (all missing their globes), and a surface parking lot.

Significance:

Lincoln Park is significant as one of Los Angeles' first urban parks. Lincoln Park was created by the City of Los Angeles in 1881 from land donated by John Strother Griffin, one of the founders of East Los Angeles. Originally named East Los Angeles Park, the land remained essentially unimproved until 1886, when the City established a nursery on the site. The nursery included several Neoclassical-style conservatories which supplied plantings for all nine of the city's public parks. Still the site lacked the basic features of a park, and it would be several more years before Mayor Hazard spurred the site's conversion into a public pleasure ground. Eventually, workers added gravel pedestrian and automobile paths, planted trees, and sodded lawns. By 1892, the park began to assume the appearance of a garden-like resort. The existing nursery and greenhouses were retained as attractions. The bed of the Arroyo de las Pasas, a dry stream bed that traversed the site, was dammed to create an artificial lake, and a wooden footbridge and water lilies were added. A boathouse and band shell were constructed in the 1890s. By the turn-of-the-century, its transformation nearly complete, the park had become the jewel in the crown of the City's park system. In 1901, it was renamed Eastlake Park. It would be renamed once more in 1917, this time to the current Lincoln Park, when this area of East Los Angeles was rechristened Lincoln Heights.

By the early 20th century, the park was home to several privately-owned tourist attractions, including an alligator farm, an ostrich farm, the Selig (Luna Park) Zoo, a hot sulphur bathworks, and an Indian crafts exhibition. The current Mission Revival-style boathouse was completed in 1912. It was fully restored in 1970 and subsequently determined eligible for individual listing in the National Register. In 1914, a wooden Herschell-Spillman menagerie-style carousel was installed, but was later relocated to Golden Gate Park in San Francisco. A replacement carousel was added in 1931, but was burned down by vandals in 1976, just four months after it was designated Los Angeles Historic-Cultural Monument #153. The Lincoln Park Gateway, the park's formal entrance on Mission Road, was funded by a municipal bond measure to improve parks citywide.

Completed in 1933 as a project of the Works Progress Administration (WPA), it features the sweeping lines and zig-zag motifs indicative of its Classical Moderne/Art Deco style. The gateway was extensively restored in 2011.

Over time, the park has accumulated a number of commemorative art pieces. The first of these was a bronze statue of Abraham Lincoln entitled "Lincoln the Lawyer," by Julia Bracken Wendt, dedicated July 4th, 1926. In 1937, a stylized cast-stone sculpture of Florence Nightingale by David P. Edstrom was erected by the Federal Art Project, the visual arts arm of the WPA. In recent decades, additional commemorative artworks have been installed in the adjacent El Parque de Mexico.

Today, the restored boathouse serves as an art gallery for the Plaza del la Raza, a private non-profit cultural center for Latino performing and visual arts established in 1970, an example of early redevelopment efforts in East L.A. spearheaded by the Chicano/Latino community. The Plaza buildings were constructed in 1972-73, designed by noted Los Angeles architect Kurt Meyer. A recreation center and senior citizens center was added in the 1970s. In the late 1990s, there was a third attempt at providing a carousel for the park. A newly-refurbished 1930s model was installed in a new multi-sided shelter, but it closed just a few years later due to low ridership. Today only the shelter remains.

Lincoln Park is significant as one of Los Angeles' first urban parks. Identification of contributing and non-contributing features is outside the scope of SurveyLA. Also, additional research is needed to determine the park's period of significance.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Parks, 1904-1931
Property type:	Institutional - Recreation
Property sub type:	Municipal Park
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Lincoln Park is significant as one of Los Angeles' first urban parks. Identification of contributing and non-contributing features is outside the scope of SurveyLA. Also, additional research is needed to determine the park's period of significance.

Name: Lincoln Park Motel**Description:**

The Lincoln Park Motel is a motor court located at 2101 Parkside Avenue (or 3735 Mission Road) in the Lincoln Heights neighborhood of northeast Los Angeles. The motel comprises three long parcels at the intersections of Parkside Avenue, Mission Road, Barbee Street, and Keith Street. It is accessed off of Parkside Avenue through an arched entry with neon signage that reads "LINCOLN PARK MOTEL." The property is not fully visible from the public right-of-way, but appears to contain 15 buildings, the bulk of which face a central paved parking lot and are surrounded by a stucco wall with clay tile coping. Eleven of these buildings are small individual units, two are duplexes, and one is a two-story office building/residence. These units are connected by covered parking spaces. The last building is a one-story, multi-unit building at the rear of the property, accessed via an extension of the central parking lot.

The individual units are vernacular in style; they retain front-gabled roofs and wood clapboard siding. The duplexes also have gabled roofs but are clad in stucco. The multi-unit building, office building, arched front entry, and exterior wall are Spanish Colonial Revival style with clay tile pent roofs and stucco cladding. Alterations include infilled windows, altered window openings, replacement windows and doors, and new signage.

Significance:

The Lincoln Park Motel is significant as a rare remaining example of a 1920s-1930s motor court in Los Angeles. Originally the Luna Park Auto Court, the property was constructed by owner-operator Nick Ragenovich on the original Highway 99 route along Mission Road. Initial construction of the individual units, duplexes, and office/owner residence took place between 1929 and 1931, and the rear multi-unit building was added in 1936.

The motor court was located across from Selig Zoo (later known as Luna Park Zoo and Zoopark), a major tourist attraction that operated between 1915 and 1940. In addition to the zoo, other tourist attractions along this stretch of Mission Road included an ostrich farm, an alligator farm, the Tango roller coaster, and a carousel. The auto court was presumably constructed to serve tourists visiting these attractions as well as motorists passing through along Highway 99, which ran on Mission Road toward Daly Street and Avenue 26 until completion of newer freeways in the late 1950s-early 1960s.

The period of significance for the Lincoln Park Motel is 1929-1936, reflecting the dates of its development. Due to multiple alterations, the property may not retain sufficient integrity for National Register or California Register eligibility. However, due to the rarity of the property type – it is one of very few remaining examples of an auto court from this period in Los Angeles – it appears to meet local eligibility criteria.

**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Motels, 1925-1970
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Motel
Criteria:	A/1/1&C/3/3
Status code:	5S3
Reason:	Rare remaining example of a 1920s-1930s motor court. Located in Lincoln Heights along Mission Road, which was part of historic Highway 99, the property is significant for its association with local tourist attractions in the area that is now Lincoln Park. Due to multiple alterations, the property may not retain sufficient integrity for National Register or California Register eligibility.

Name: Mission Road Flats**Description:**

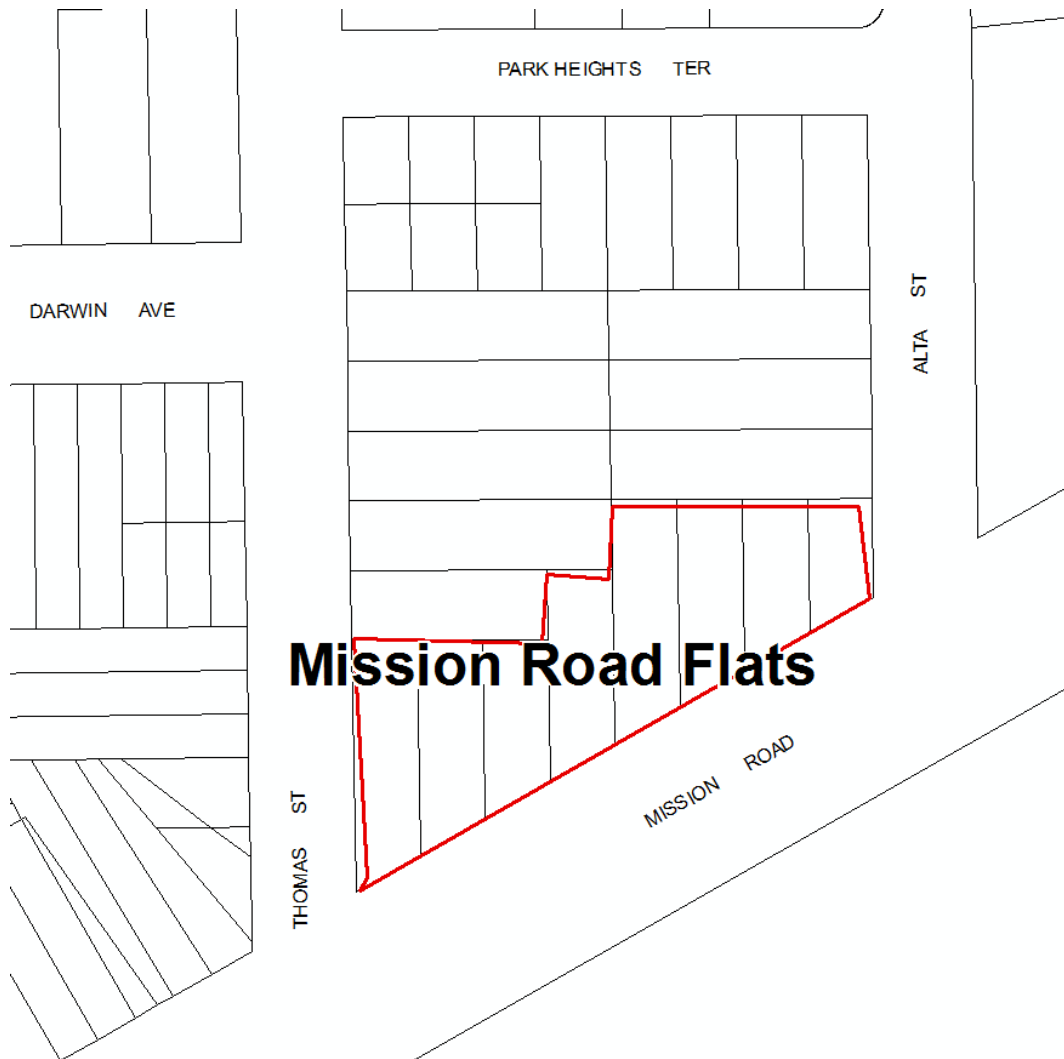
The Mission Road Flats are a small, block-long historic district along Mission Road in the Lincoln Heights neighborhood of northeast Los Angeles. It includes parcels along the north side of Mission Road between N. Thomas Street and Alta Street. The topography of the district slopes upward from south to north, and Mission Road runs at a northeast-southwest angle to the rectilinear grid pattern comprising the majority of Lincoln Heights' street layout. Lot sizes are modest, and properties have uniform setbacks with landscaped frontages bounded by concrete walkways, retaining walls, and steps. An alley behind the properties leads to uncovered parking. Historically developed as a single complex, the district has original sidewalks and extant mature palm trees. Of the six total properties, all are contributors to the historic district.

The complex consists of five two-story Craftsman-style fourplexes and one Craftsman-style apartment house. Common architectural features include front-gabled roofs with wide eaves, brackets, and exposed rafters; wood clapboard siding; and single double-hung wood windows. Alterations include the addition of hand rails to entry steps, the addition of textured stucco to porch walls, and some primary door replacements.

Significance:

The Mission Road Flats are significant as an excellent collection of 1910s Craftsman-style multi-family residences. Buildings within the district retain their original plans, massing, scale, and character-defining features of the Craftsman style. The district is also significant as an excellent example of a multi-family residential district along a former streetcar line, containing fourplexes and an apartment house. The period of significance for the complex is 1915, the year during which all of its buildings were constructed. Of the district's six residences, 100% contribute to its significance.

The district was part of a small residential tract (Tract No. 289) subdivided in 1909. Planned and constructed as a single unified complex of Craftsman multi-family properties, the contributors to the district were all owned by a Mr. H.M. Jones. Noted local architect H.H. Whiteley designed the buildings, and the Cooper Pyth Clopius Company constructed them.

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Craftsman multi-family residential architecture in the Lincoln Heights area, with high quality design and craftsmanship.

Context 2:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Multi-Family District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as an intact district of unified multi-family residential buildings located on a historic streetcar line in Lincoln Heights.

Contributors/Non-Contributors:

Primary Address: 3401 E MISSION ROAD

 Other Address: 3407 E MISSION ROAD
 3421 E MISSION ROAD
 3423 E MISSION ROAD
 3425 E MISSION ROAD
 3427 E MISSION ROAD
 3431 E MISSION ROAD
 3433 E MISSION ROAD
 3435 E MISSION ROAD

Type: Contributor

Year built: 1915

Property type/sub type: Residential-Multi Family; Apartment House

Architectural style: Craftsman



Primary Address: 3421 E MISSION ROAD

 Other Address: 3401 E MISSION ROAD
 3407 E MISSION ROAD
 3423 E MISSION ROAD
 3425 E MISSION ROAD
 3427 E MISSION ROAD
 3431 E MISSION ROAD
 3433 E MISSION ROAD
 3435 E MISSION ROAD

Type: Contributor

Year built: 1915

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Craftsman



Primary Address: 3431 E MISSION ROAD
Other Address: 3401 E MISSION ROAD
3407 E MISSION ROAD
3421 E MISSION ROAD
3423 E MISSION ROAD
3425 E MISSION ROAD
3427 E MISSION ROAD
3433 E MISSION ROAD
3435 E MISSION ROAD

Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman



Primary Address: 3441 E MISSION ROAD
Other Address: 3437 E MISSION ROAD
3443 E MISSION ROAD

Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman



Primary Address: 3451 E MISSION ROAD
Other Address: 3445 E MISSION ROAD
3447 E MISSION ROAD
3453 E MISSION ROAD
3455 E MISSION ROAD
3457 E MISSION ROAD
3461 E MISSION ROAD
3463 E MISSION ROAD
3465 E MISSION ROAD
3467 E MISSION ROAD

Type: Contributor
Year built: 1915
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Craftsman



Primary Address: 3461 E MISSION ROAD

Other Address: 3445 E MISSION ROAD
3447 E MISSION ROAD
3451 E MISSION ROAD
3453 E MISSION ROAD
3455 E MISSION ROAD
3457 E MISSION ROAD
3463 E MISSION ROAD
3465 E MISSION ROAD
3467 E MISSION ROAD

Type: Contributor

Year built: 1915

Property type/sub type: Residential-Multi Family; Fourplex

Architectural style: Craftsman

Name: Mount Washington West Residential Planning District**Description:**

Mount Washington West is a single-family residential planning district in the Mount Washington area of northeast Los Angeles. Located off the southeast side of Division Street and accessed only from that street, the district was historically developed as a single subdivision built largely on graded fill in an area that originally contained several deep gullies. It has a gently sloping topography and planning features including curvilinear streets, cul-de-sacs, and concrete sidewalks. The houses are set at the fronts of their lots, creating large backyards and uniform shallow front setbacks with no lawns though most houses have small landscaped areas with retaining walls and terraces.

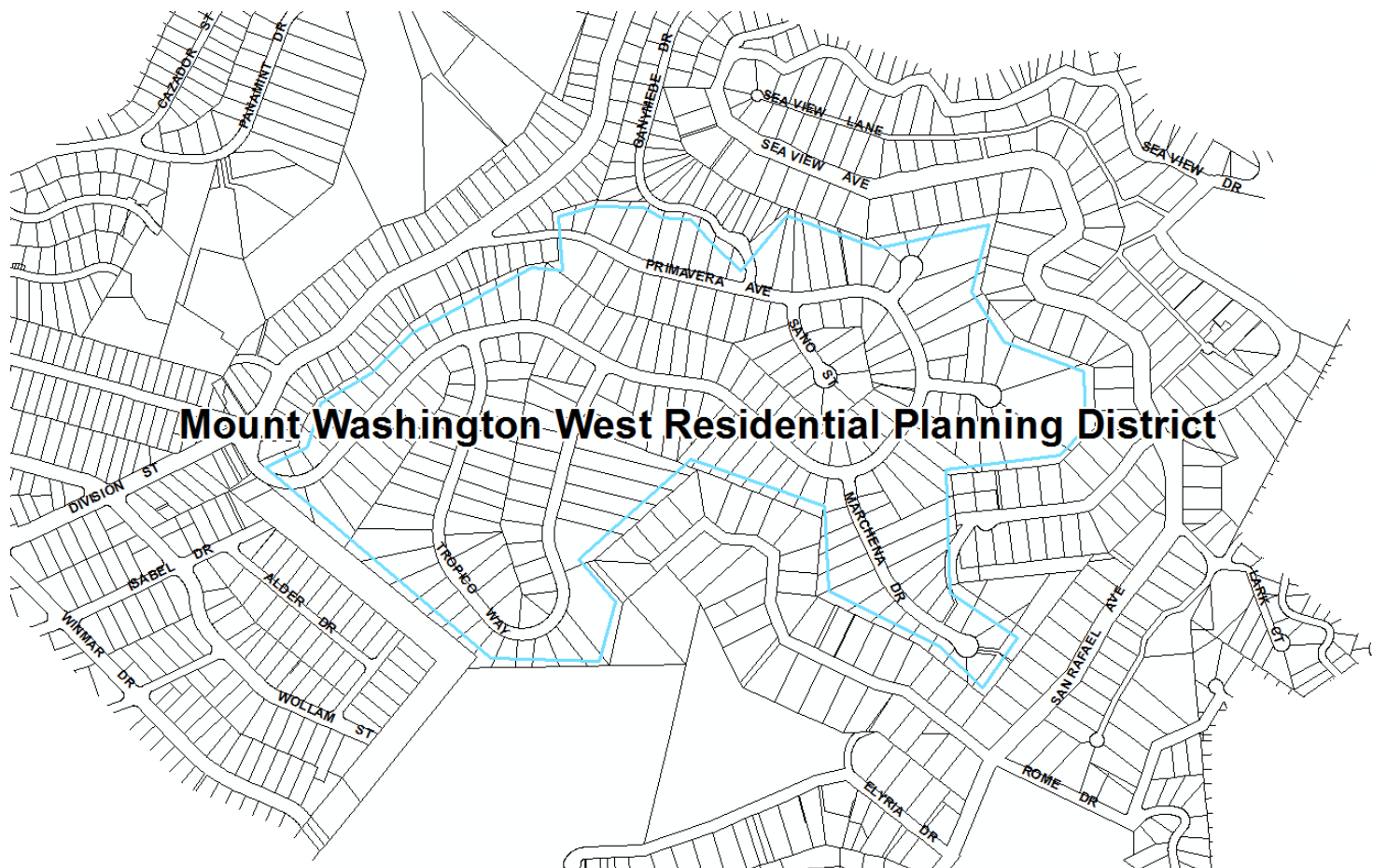
The district contains relatively large houses split into either two or three levels, with attached garages; they exhibit different orientations of six different floor plans. The houses are in a variety of Ranch styles (including Traditional, Minimal, Contemporary, and Polynesian Ranch) and all designed and constructed by builder Ray Watt's Watt Industries between 1964 and 1966. Common building alterations include window and door replacements, garage door replacements, new cladding, and some window opening alterations.

Significance:

The Mount Washington West Residential Planning District is significant as a post-World War II housing development on a scale unusual for northeast Los Angeles. The district is characterized by its uniform architectural styles, planning features, and automobile-oriented development. The area containing Mount Washington West originally featured the deep gullies and steep slopes of Seaview Canyon, an area long considered unbuildable even by hilly Mount Washington standards. It was not developed until 1964, when developer Ray Watt subdivided it as a single tract and filled its lots with 232 multi-level, single-family homes of the builder's own design.

Watt Industries heavily marketed Mount Washington West in newspaper advertisements and articles as "the last really close-in prestige home community," claiming it sat only a 15-minute drive from the Civic Center. Other selling points for homes in the district were their expansive views, gas air conditioning, separate family/dining rooms, and paneled rumpus rooms with wet bars. The district is the largest post-World War II subdivision in northeast Los Angeles, and represents the latest period of historic development in the neighborhood of Mount Washington.

Despite Mount Washington West's significance, the subdivision does not retain sufficient integrity to meet eligibility criteria as a historic district. The majority of the residences have undergone some degree of alteration, and a few have been completely remodeled. The cumulative effect of these alterations is an overall lack of integrity and cohesion for the district as a whole. However, the neighborhood does retain its original planning features, scale, and distinctive sense of place. For these reasons, the district may warrant special consideration for local planning purposes.

**Context 1:**

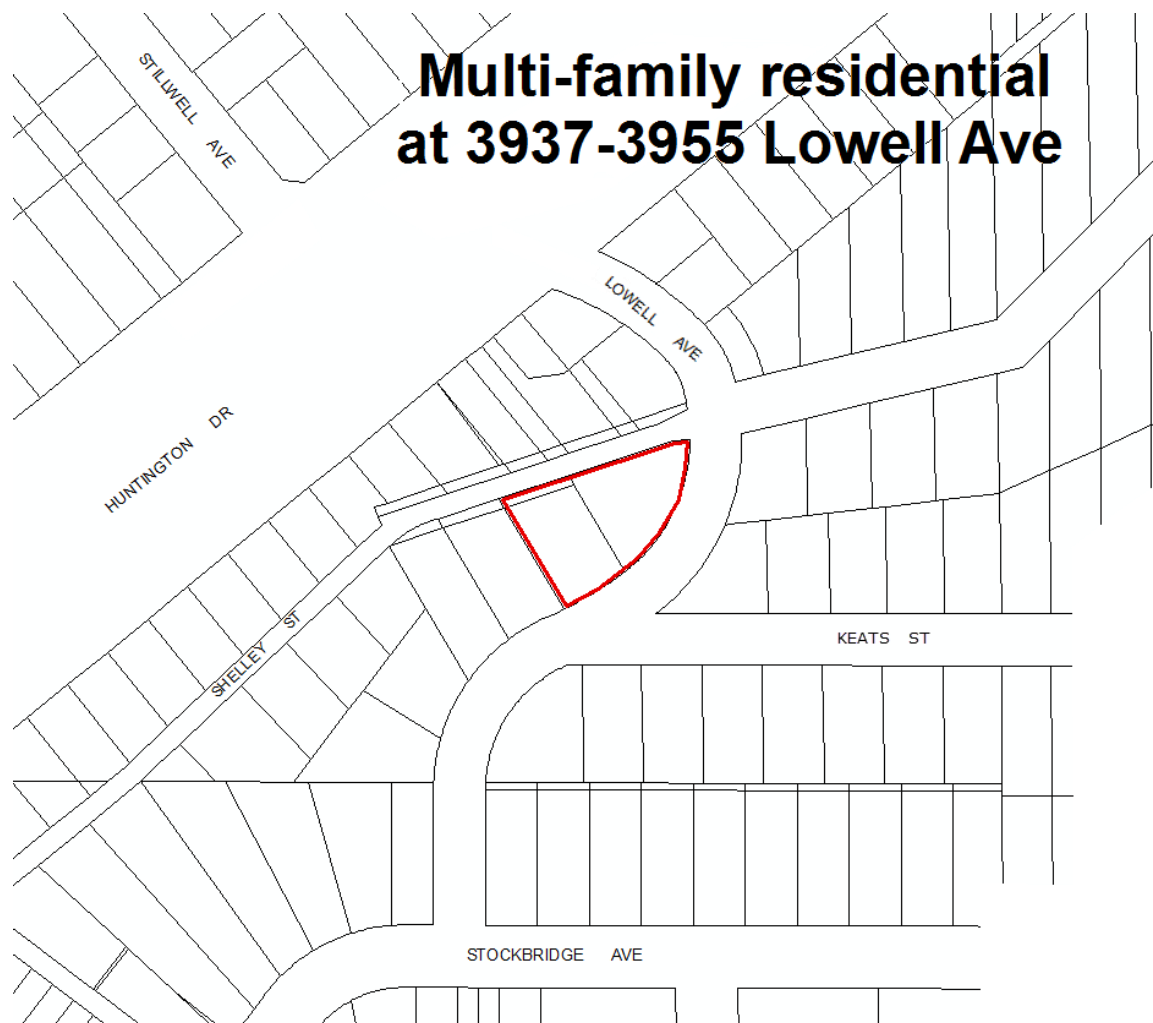
Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Ranch House Neighborhoods, 1938-1975
Property type:	Post-War Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	6LQ
Reason:	Rare example of a post-World War II subdivision in Mount Washington, containing single-family Ranch-style residences constructed between 1964 and 1966. While the residential subdivision retains many of its original planning features and a distinctive sense of place, the majority of buildings within its boundaries have been altered. Thus, the subdivision does not meet eligibility criteria as a historic district, although it merits special consideration in the planning process.

Name: Multi-Family Residential at 3937-3955 Lowell Ave**Description:**

Complex of detached residential buildings occupying an irregularly-shaped sloping site. The complex includes four one-story buildings fronting Lowell Avenue, with additional residential buildings behind. Shelley Street, a rear alley, displays a series of two-story buildings with garages at the street and residential units above. Designed in the Spanish Colonial Revival style, features include low-pitched clay tile roofs with exposed rafter tails; textured stucco exterior walls; and wood divided-light casement windows with wooden lintels. Details include stucco chimneys; metal grilles; wooden shutters; and stone steps, planters and retaining walls. Wood gates and garage doors display decorative metal hinges and hardware. The site is landscaped with grass, shrubbery, and a number of mature trees.

Significance:

Excellent and rare collection of Spanish Colonial Revival multi-family residential architecture in El Sereno. The property was developed by owner Warren Blake between 1927-1938.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Design/Construction, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare collection of Spanish Colonial Revival multi-family residential architecture in El Sereno.

Name: N. Broadway Commercial Planning District**Description:**

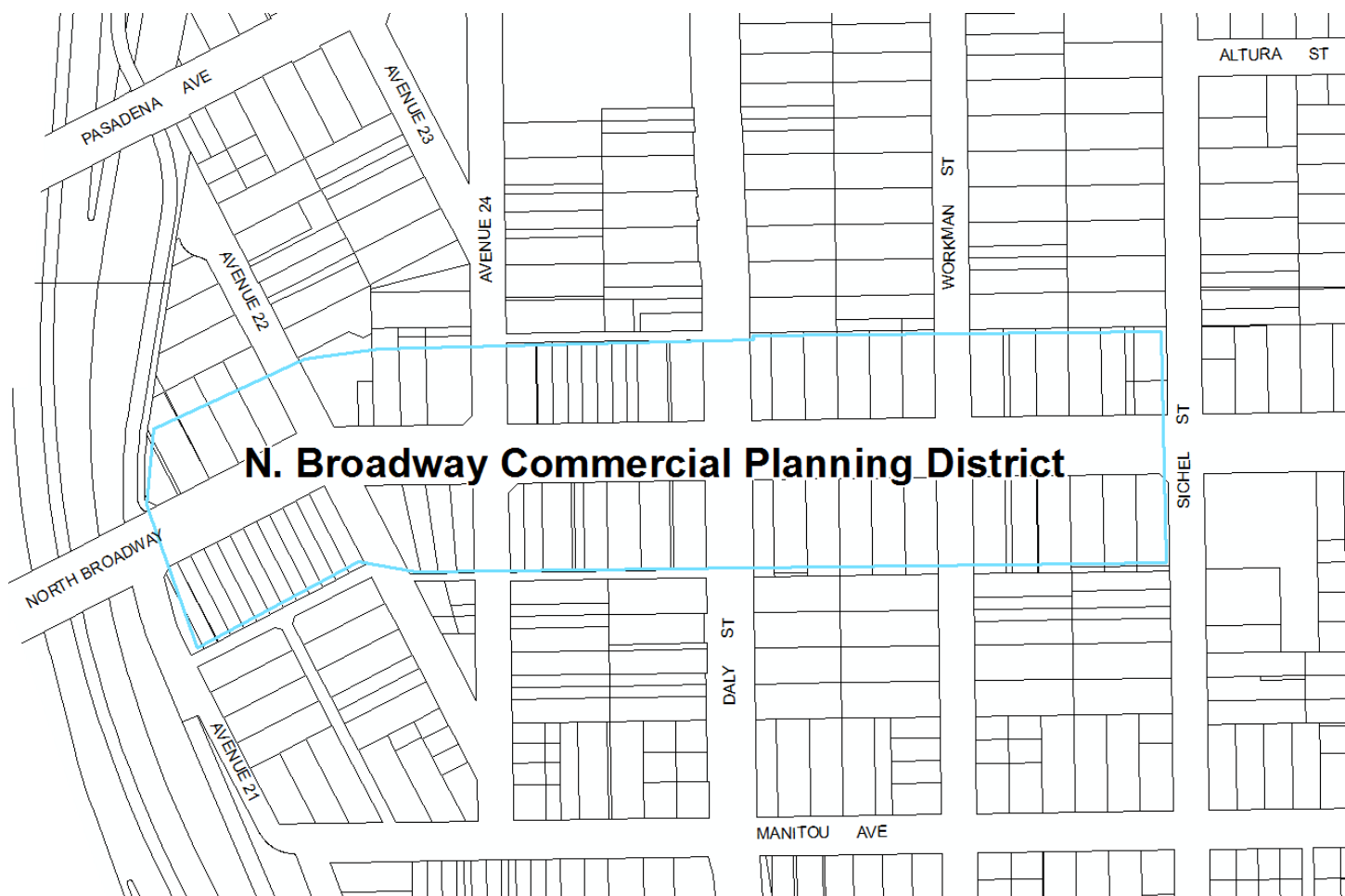
The North Broadway Commercial Planning District consists of five blocks along North Broadway, a major east-west commercial corridor in the Lincoln Heights neighborhood of northeast Los Angeles. The district is bounded by Sichel Street on the east and Interstate 5 on the west, and contains approximately 46 buildings. The linear commercial corridor contains a mix of one-story retail storefronts and offices and two-story mixed-use buildings, all set flush with the sidewalk along both sides of the street. Businesses are primarily accessed at street-facing facades, with little or no parking at the rear. The district's scale and commercial character are unifying characteristics of the planning district, and reflect its late 19th-early 20th century historic development as an early streetcar-dependent business district. Common alterations include storefront modifications, window and door replacements, replacement cladding, parapet alterations, and addition of new signage. The district has also experienced some modern infill, and replacement of some buildings with surface parking lots.

Significance:

The North Broadway Commercial Planning District is a good example of a streetcar-oriented commercial corridor in the Lincoln Heights area. Originally Downey Avenue, the street became the neighborhood's primary business district very soon after the area was subdivided in 1873. Residential growth in what was then known as East Los Angeles proceeded quickly, and by the mid-1880s the area was well established as one of the first suburbs in Los Angeles. Downey Avenue had a streetcar line as early as 1876, when an extension of the Spring and Sixth Street Railroad's horse-drawn line reached its west end; by the late 1880s, the line extended east as far as Pritchard Avenue (now Lincoln Park Avenue) and eventually was powered by electricity and operated by the Pacific Electric Railway.

While other business districts sprang up along Kuhrtz Street (later Main Street) and Pasadena Avenue/Daly Street (both served by streetcar lines soon after Downey), Downey remained the commercial heart of East Los Angeles. Most of the district's earliest buildings were wood-framed, and none appear to be extant; this stretch of North Broadway retains only a few turn of the century buildings, the earliest (2205 N. Broadway) dating to 1896. The majority of the buildings were constructed in the 1910s and 1920s, and continued the streetcar-oriented scale and feel established in earlier years, with the addition of more substantial brick construction and some larger individual properties. As a result of streetcar-oriented planning, the North Broadway district includes mixed-use and commercial buildings with storefronts, signage, and sidewalks designed to accommodate pedestrians. In 1913, Downey Avenue was officially renamed North Broadway.

Although the district largely retains consistency of massing, scale, and architectural vocabulary, it has experienced significant infill and the majority of its individual buildings have been altered. The cumulative impact of these alterations, both to individual buildings and to the planning district as a whole, has compromised the overall integrity of the original commercial development. Therefore, it does not appear to be eligible for historic district designation, although it may merit special consideration in the planning process.

**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	6LQ
Reason:	The North Broadway Commercial Planning District represents early streetcar commercial development in Lincoln Heights. While the commercial corridor retains many of its original planning features and a distinctive sense of place, the majority of buildings within its boundaries have been either altered or replaced with more contemporary buildings. Thus, the commercial corridor does not meet eligibility criteria as a historic district, although it merits special consideration in the planning process.

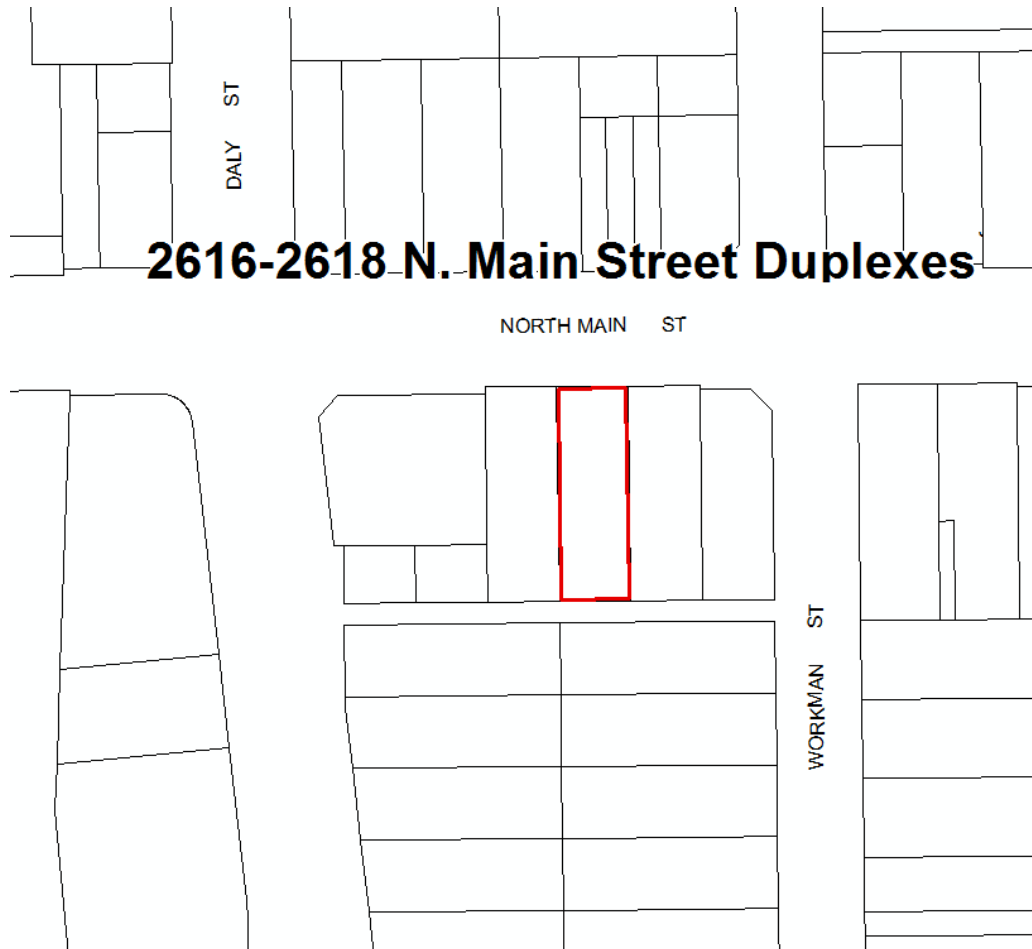
Name: 2616-2618 N. Main Street Duplexes

Description:

The 2616-2618 N. Main Street Duplexes complex occupies a single residential parcel in the Lincoln Heights neighborhood of northeast Los Angeles. The property consists of two, two-story American Foursquare duplexes with Craftsman elements; one is located at the front of the lot and the other at the rear, with a common landscaped yard with concrete walkways in between. The buildings open into a narrow central court that provides access to individual units; the court is landscaped with shrubs and groundcover, bisected by a concrete path, and accessed by a set of concrete steps. Alterations include a door replacement and the addition of a stair rail, window security bars, and a chain link perimeter fence.

Significance:

The 2616-2618 N. Main Street Duplexes complex is an excellent, early example of multi-family residential development in the Lincoln Heights neighborhood of northeast Los Angeles. Once a common residential property type in Los Angeles, duplexes that remain intact are increasingly rare; this example, constructed in 1906, is particularly unique with its site planning on a single residential parcel and common green space.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Multi-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Multi-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and unusual example of a pair of 1900s two-story duplexes in Lincoln Heights; buildings are unified in style and type and are located on one parcel.

Name: 4215-4223 N. Maycrest Avenue Bungalow Court**Description:**

The 4215-4223 N. Maycrest Avenue Bungalow Court occupies two adjacent residential parcels in the El Sereno neighborhood of northeast Los Angeles. The property consists of four single-story Tudor Revival style bungalows that are oriented inward, opening into a narrow central court that provides access to individual units. The court has a central concrete path and a lawn. Alterations include some window replacements, the addition of window security bars, and boarding up of some doors and windows.

Significance:

The 4215-4223 N. Maycrest Avenue Bungalow Court is an excellent example of an intact 1920s bungalow court in northeast Los Angeles. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1925, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features. Due to alterations including some window replacements, the addition of window security bars, and boarding up of some doors and windows, the bungalow court may not retain sufficient integrity for National Register eligibility.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a bungalow court in El Sereno, featuring the distinctive characteristics of the property type. Due to alterations including some window replacements, the addition of security window bars, and boarding up of doors and some windows, the property may not retain sufficient integrity for National Register eligibility.

Name: Occidental College**Description:**

This property contains the campus of Occidental College, located at 1600 N. Campus Road in Eagle Rock. Occupying an irregularly-shaped hillside site, the campus spans some 120 acres, the upper portion of which remains largely undeveloped. The campus contains dozens of architect-designed buildings, many in a Mediterranean style. Additional campus features include a formal axial campus plan, a lush designed landscape, athletic fields, outdoor performance and gathering spaces, as well as one of the country's largest solar arrays. The property is not fully visible from the public right-of-way.

Significance:

Occidental College is a private liberal arts college located in the Eagle Rock neighborhood of Northeast Los Angeles. Founded in 1887 by members of the Presbyterian Church, it is one of the oldest liberal arts colleges on the West Coast, and is the oldest liberal arts college in Los Angeles.

Occidental College was founded on April 20, 1887 by a group of Presbyterian clergy, missionaries, and laymen as "The Occidental University of Los Angeles, California." Construction of the school's first building began later that year on a site in Boyle Heights, with the school's first term of instruction coming the following year. In 1896, the Boyle Heights building was destroyed by fire. The college temporarily relocated to the old St. Vincent's College campus at 7th and Hill streets before a new site was selected in Highland Park in 1898. Eventually, the college erected three buildings on its Highland Park campus. In 1910, the college severed formal ties with the Presbyterian Church and became a non-sectarian, non-denominational institution. By this time, Occidental had purchased a large tract of land in nearby Eagle Rock (Tract No. 607, recorded September 1909) for their new 90-acre campus.

In 1912, construction began at Occidental's present hillside site in Eagle Rock. The new campus was designed by noted California architect Myron Hunt. Hunt is responsible for some of Southern California's best-known landmarks, from Pasadena's Rose Bowl (1920) to Los Angeles' Ambassador Hotel (1921). Hunt had recently completed the highly-regarded campus plan for the Throop Polytechnic Institute (now California Institute of Technology) in Pasadena when he was asked to design a new campus for Occidental College. Hunt completed the campus master plan in 1911. The campus' first three buildings – Swan Hall, Fowler Hall and Johnson Hall – were oriented around a central quadrangle and dedicated in 1914. Patterson Field, today one of the oldest collegiate sports stadiums in Los Angeles, was opened in 1916.

In the 1920s, under President Remsen Bird, the school opened a series of new Hunt-designed buildings, including the President's House (1921), Clapp Library (1924), the Bird Hillside Theatre (1925), Orr Hall (1925), Alumni Gymnasium (1926), the Greek Theater (1926), Erdman Hall (1927), the College Union (1928), and the Booth Music & Speech Center (1929). Additional campus buildings designed by Myron Hunt include the Admission Office/Collins House, the Emmons Health & Counseling building, Haines Hall, the Samuelson Campus Pavilion, the Taylor Pool, Thorne Hall, the Urban & Environmental Policy Institute, and Wylie Hall. Hunt would remain the college's principal architect until 1940, designing 21 campus buildings over nearly three decades. Most of the buildings are rendered in a Mediterranean style. Earlier buildings conform more strictly to Beaux Arts Classicism, with red tile roofs the only reference to a Hispanic regionalism. Later buildings lean more toward the Spanish Colonial Revival style, with less symmetry and more picturesque elements, such as colonnades, towers, staircases and decorative ironwork. Two notable exceptions are the Federal-style President's House, and the Girl's Gymnasium, designed in the Arts & Crafts style.

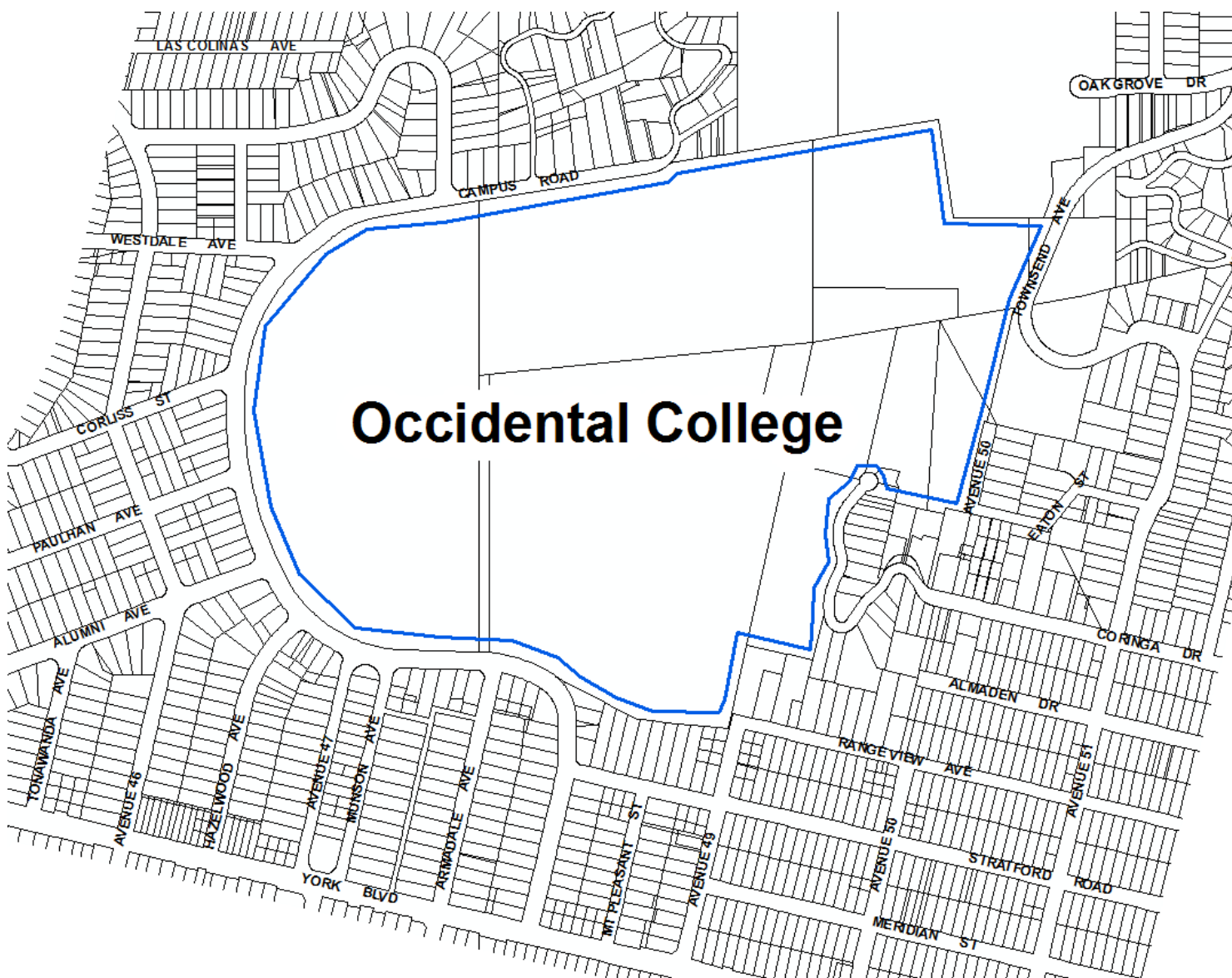
While the campus core follows Hunt's original design, the overall campus plan evolved over time under his direction. Much of the campus landscape was developed by Beatrix Farrand between 1936 and 1941. One of the foremost landscape architects of her time, most of her work was done on the East Coast, including landscape designs for Princeton and Yale. She moved to Southern California in 1927, and did some landscape design work at the Hunt-designed campus of Caltech. In 1936, she was asked to come to Occidental to rebuild and landscape the campus' central quadrangle. Farrand's plan called for the existing east-west axis to be joined by a perpendicular axis, terminating at the Clapp Library at one end, and the new Thorne Hall at the other. To accomplish this, she designed four long terraces across the upper campus' steep slope. Her plan for the reoriented quad called for 18 mature California live oaks: four multi-trunk specimens for the two ends of the quad, and 14 single-stemmed trees for the center. Planted in 1937, the trees immediately transformed the look and feel of the campus. Sadly, only one of these original oak trees remains today.

In 1938, Farrand joined a committee of architects, trustees and officials that included Hunt and his then-partner H.C. Chambers, to develop an overall campus plan that would determine future building sites, and add more roadways and footpaths throughout. That same year, Farrand designed the approach to Thorne Hall, with a flagstone-paved forecourt shaded by four 50-year-old olive trees. Over the next three years, she put forth plans for more planting, building placement, and other landscape designs throughout the campus. By 1940, with the threat of World War II looming, the campus' ambitious plans were cut short, and Farrand moved back to the East Coast.

In the 1950s and 1960s, the campus began to expand once again, often attracting some of Los Angeles' most significant architects. Examples include the Dean of Students House by Smith & Williams (1951); an addition to the Booth Music & Speech Center by Charles Luckman Associates (1960); Herrick Memorial Chapel by Ladd & Kelsey, with stained-glass windows by Perli Pelzig (1964); the Art Building by William Pereira (1964); Norris Residence Hall by William Pereira (1966); Coons Administrative Center by William Pereira (1968); and an addition to the Clapp Library by Neptune & Thomas (1969). In recent years, the architectural firm of Brenda Levin Associates has extensively restored or remodeled several original campus buildings to meet current code and use requirements.

Today, the campus of Occidental College spans some 120 acres, and contains dozens of buildings and other facilities, including 12 on-campus residence halls. In 1979, the campus installed Water Forms II, a kinetic fountain designed by professor George Baker, which has since become a campus landmark. In 2012, *Newsweek* magazine ranked Occidental College the sixth most beautiful campus in the country.

Research indicates that the Occidental College campus is significant as an excellent example of early-20th century college campus planning and design in Los Angeles. It may also contain excellent examples of architecture and landscape design from various periods. However, a detailed investigation of the entire campus, including identification of contributing and non-contributing features, is outside the scope of SurveyLA. Also, additional research would be needed to determine the period of significance. Therefore, the evaluation could not be completed.

**Context 1:**

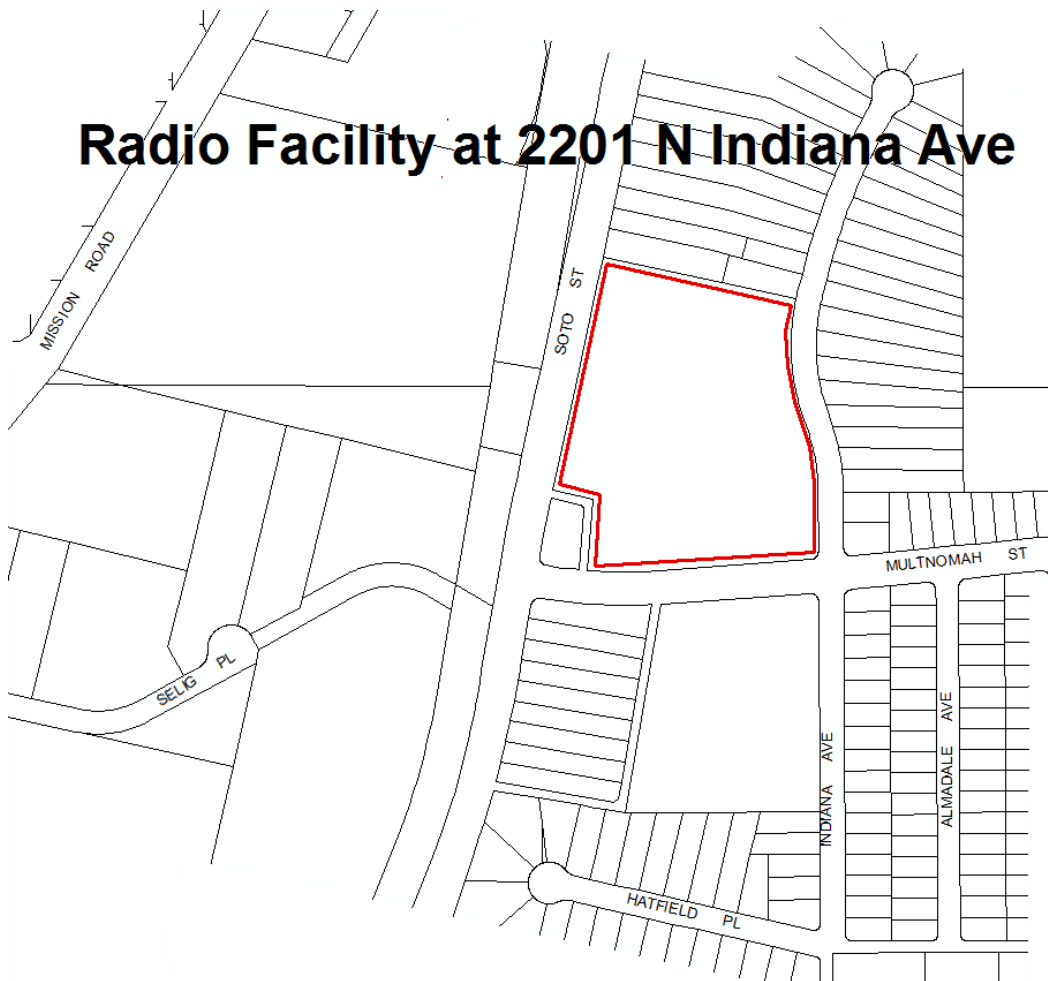
Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Education, 1876-1980
Theme:	Campus Planning and Design, 1876-1980
Sub theme:	No SubTheme
Property type:	Institutional - Education
Property sub type:	Campus - College
Criteria:	A/1/1 & C/3/3
Status code:	QQQ
Reason:	Research indicates that the Occidental College campus is significant as an excellent example of early-20th century college campus planning and design in Los Angeles. It may also contain excellent examples of architecture and landscape design from various periods. However, a detailed investigation of the entire campus, including identification of contributing and non-contributing features, is outside the scope of SurveyLA. Also, additional research would be needed to determine the period of significance. Therefore, the evaluation could not be completed.

Name: Radio Facility at 2201 N Indiana Ave**Description:**

Large hillside site containing a 1948 brick transmission building, a later transmission building, multiple outbuildings, and three tall transmission towers. The property is not fully visible from the public right-of-way.

Significance:

Appears to be a rare example of a 1940s radio transmission facility in El Sereno, associated with KFWB am980. The property was first used as a transmitter station in 1948 by KWTR Radio Corporation. It is unknown when it was operated by KFWB, or who operates the site currently. Also, the property is not fully visible from the public right-of-way. Therefore, the evaluation could not be completed.



Context 1:

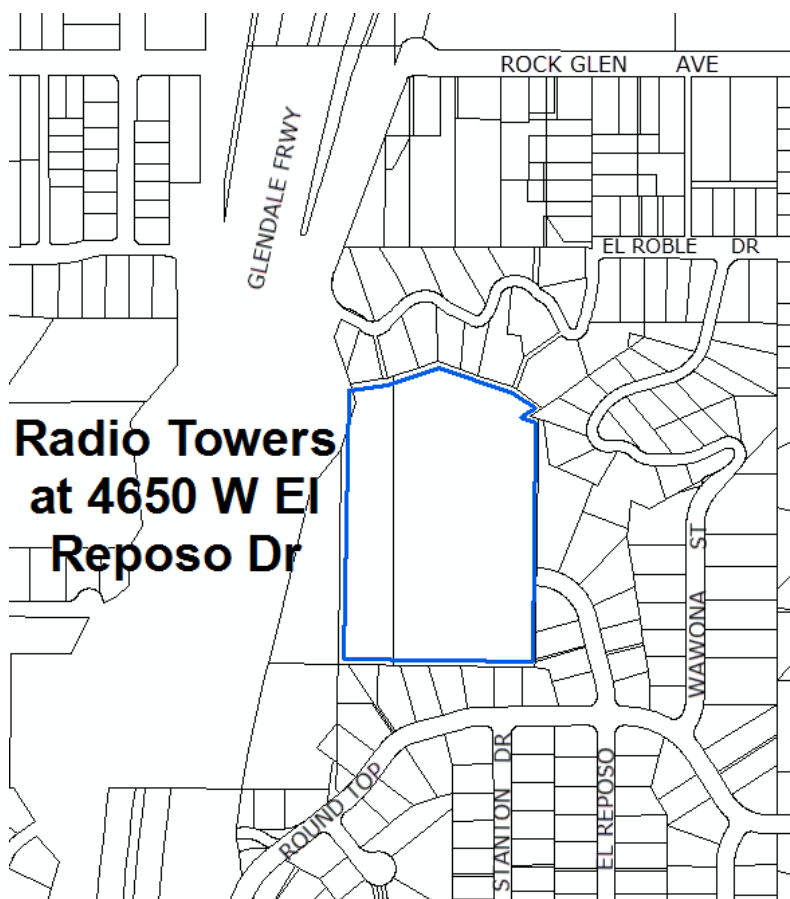
Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	
Status code:	QQQ
Reason:	Appears to be a rare example of a 1940s radio transmission facility in El Sereno. The property is not fully visible from the public right-of-way. Also, more research is needed to determine its significance. Therefore, the evaluation could not be completed.

Name: Radio Towers at 4650 W El Reposo Dr**Description:**

Large hillside site containing a radio transmitter building and two tall transmission towers. The property is not fully visible from the public right-of-way.

Significance:

Radio transmission property associated with KRLA AM870. This site was originally developed as an FM radio facility in 1956, when the Maple Chapel in Glendale put KHOF on the air. The site began transmitting AM radio in 1971, when KIEV started using the facility. The current two-tower array was constructed in 1984, when the station became a full-time direction signal from Eagle Rock. The station eventually ended up in the hands of Salem Communications, which changed its call letters in 2001 to KRLA, a heritage call sign long at home in Southern California. The property is not fully visible from the public right-of-way. More research is needed to determine the age and significance of the existing transmitter building. Therefore, the evaluation could not be completed.



Context 1:

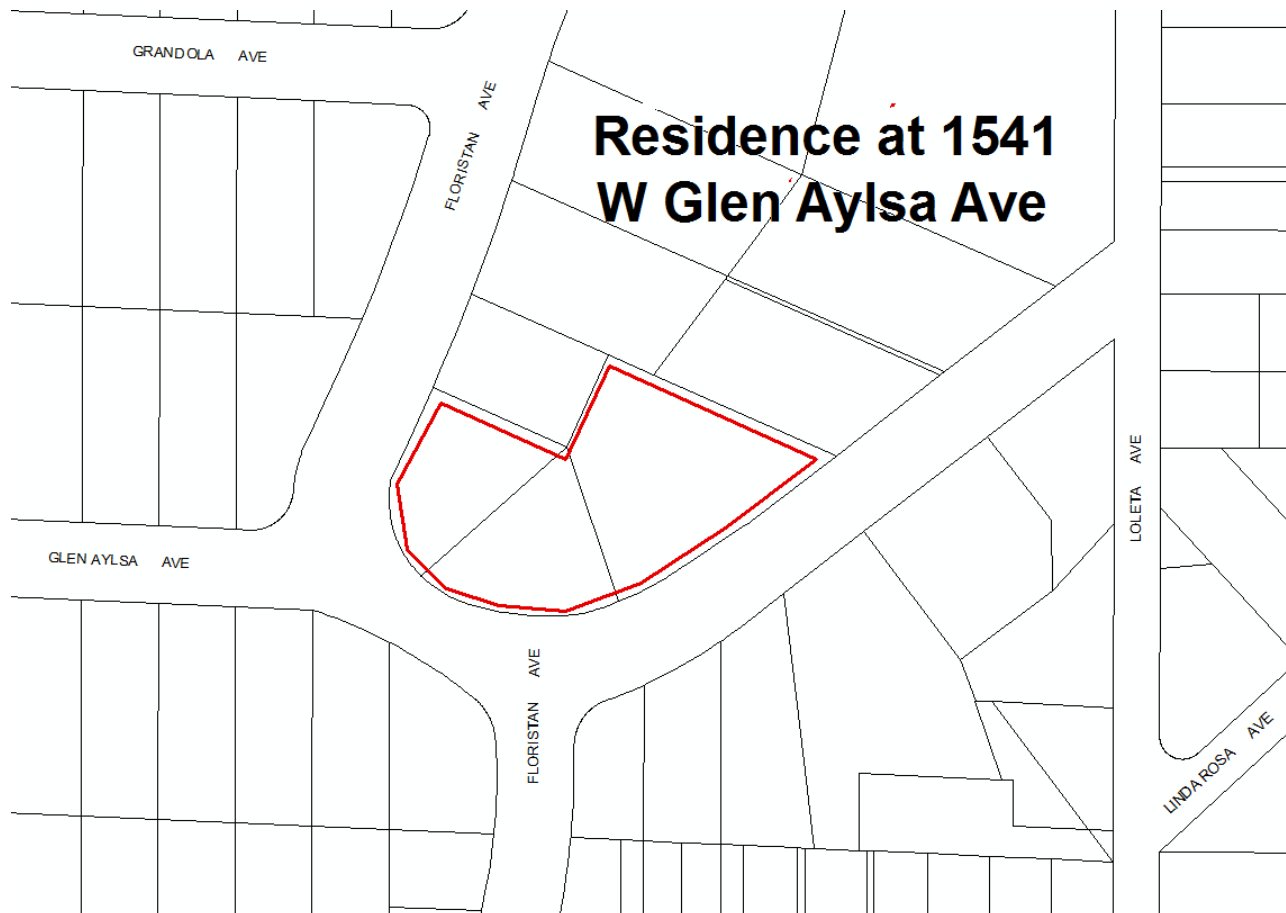
Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional
Property sub type:	No Sub-Type
Criteria:	
Status code:	QQQ
Reason:	Radio transmission property associated with KRLA AM870; first developed for radio transmission in 1956. The property is not fully visible from the public right-of-way. More research is needed to determine the age and significance of the existing transmitter building. Therefore, the evaluation could not be completed.

Name: Residence at 1541 W Glen Aylsa Ave**Description:**

Large hillside site containing a single-family residence constructed in 1912 in the Craftsman style. Features include low-pitched gable roofs; wide open eaves with exposed rafters, bargeboards, and purlins; and a full-width porch with brick piers and wood posts. The property slopes with the area's topography, and is defined by an arroyo stone retaining wall. Landscaping includes a number of mature trees, including pine and cedar.

Significance:

Excellent example of Craftsman residential architecture in Eagle Rock; residence occupies a large hillside site with arroyo stone retaining wall and mature trees.



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Craftsman, 1905-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Craftsman residential architecture in Eagle Rock; residence occupies a large hillside site with arroyo stone retaining wall and mature trees.

Name: Rose Bowl Motel**Description:**

Motel located at 1529-1533 W Colorado Boulevard, composed of three one-story residential buildings oriented around a paved central court. Features include gabled roofs, rough stucco cladding, vinyl windows, wood panel doors, and wood columns. A free-standing two-sided pole sign, reading "Rose Bowl Motel" in neon lettering, sits at the front of the property.

Significance:

Appears to be a rare remaining example of a 1940s motel along the former Route 66 in Los Angeles. Due to alterations, including replacement of windows and doors, the property does not retain sufficient integrity to be eligible for listing in the California or National Registers.

**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Motels, 1925-1970
Sub theme:	No SubTheme
Property type:	Commercial - Lodging
Property sub type:	Motel
Criteria:	A/1/1&C/3/3
Status code:	5S3
Reason:	Appears to be a rare remaining example of a 1940s motel along the former Route 66 in Los Angeles. Due to alterations, including replacement of windows and doors, the property does not retain sufficient integrity to be eligible for listing in the California or National Registers.

Name: Rose Hill Courts Garden Apartment**Description:**

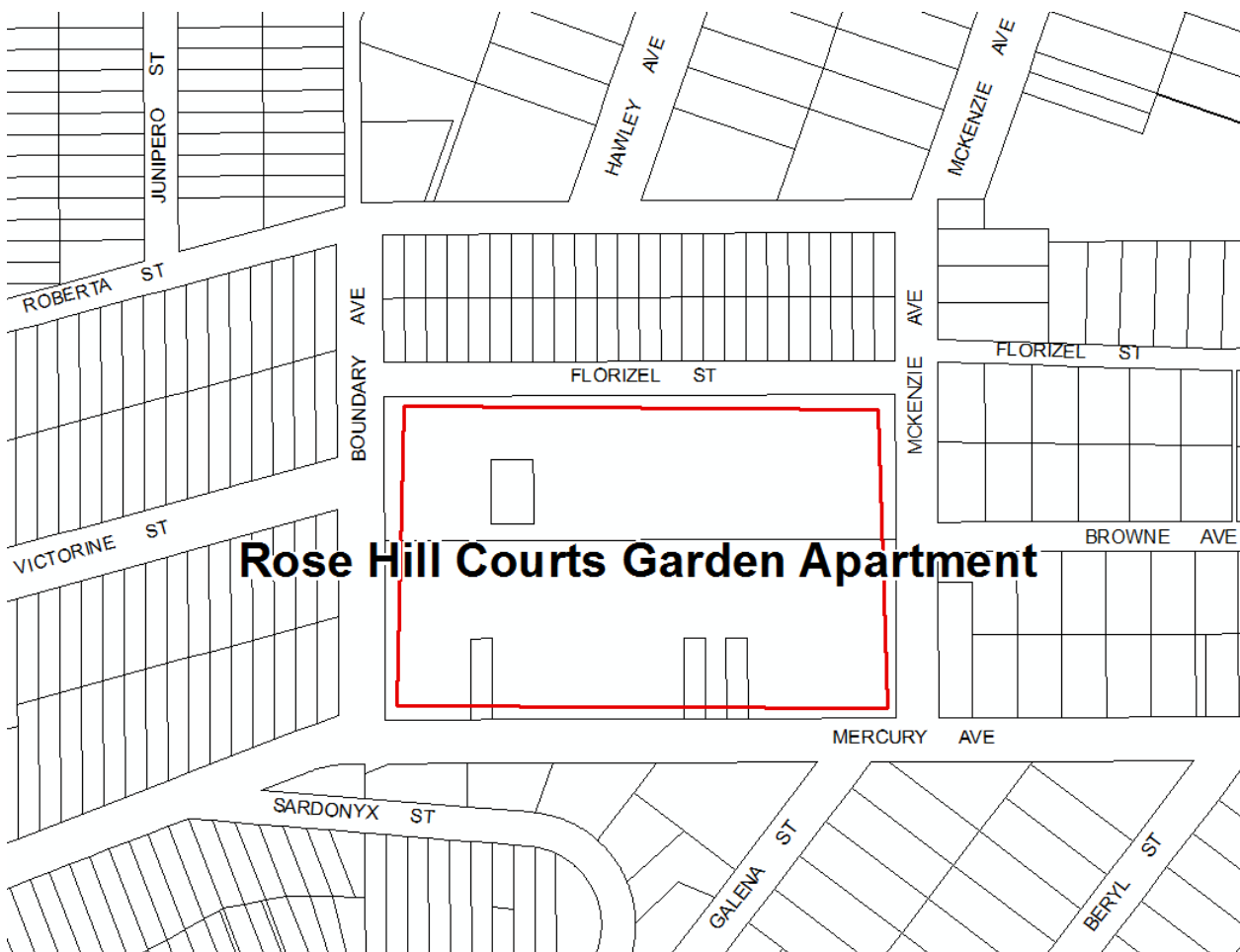
Rose Hill Courts is a garden apartment complex located at 4466 Florizel Street in the Rose Hill/Montecito Heights area of northeast Los Angeles. It is sited on a "superblock" bounded by Florizel Street, Mercury Avenue, Boundary Avenue, and McKenzie Avenue, and is bisected by Victorine Street, an internal thoroughway with open parking. The complex was constructed in 1942 and contains 15 buildings (with 100 residential units): one administration building, one one-story apartment house, and 13 two-story apartment houses. The property features landscaped open courtyards with lawns, concrete walkways, and allees of eucalyptus, pepper, and other tree species. Shared community features include a playground and clothes drying yards.

The buildings are designed in the Minimal Traditional style with some simplified Spanish Colonial Revival elements. They feature low-pitched side-gabled roofs with exposed rafter tails; smooth stucco cladding; some shallow upper story overhangs/bays, and multi-light steel windows (casements and fixed sash). Units have individual exterior entries with concrete stoops and metal standing seam canopies. Alterations include a few window replacements, boarding up of some windows, the addition of some concrete ramps, stoop rail replacements, and the addition of security doors, some security window bars, and chain link fencing.

Significance:

Rose Hill Courts is an excellent example of a 1940s garden apartment complex in northeast Los Angeles. It was one of a number of garden apartments constructed in Los Angeles as a result of the 1937 Housing Act, providing federal funding for the development of public housing for low-income residents. Designed by W.F. Ruck with Claud Beelman, Rose Hill Courts was completed in 1942 and featured a landscape design by Hammond Sadler. It was converted to defense worker housing during World War II, then reverted to public housing and has provided affordable housing ever since. The period of significance for the property is 1942, reflecting its date of construction.

Rose Hill Courts was evaluated in 2002 for the Housing Authority of the City of Los Angeles (HACLA). It was determined eligible through the Section 106 review process for the National Register under Criteria A and C. This SurveyLA evaluation records the findings of this review process. Documentation related to this evaluation, including the associated California Department of Parks and Recreation (DPR) survey form, is available as part of the public record through HACLA.

**Context 1:**

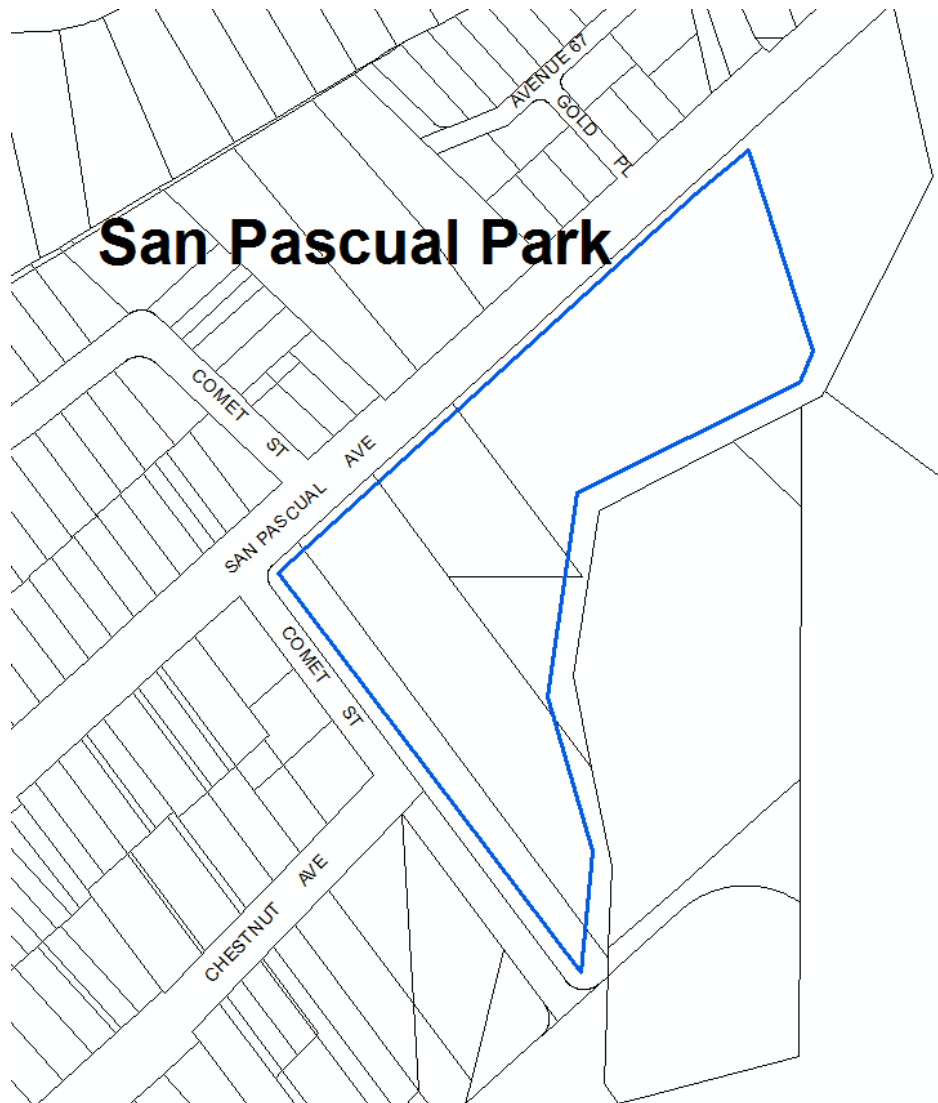
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s garden apartment complex in Rose Hills/Montecito Heights, featuring the distinctive characteristics of the property type. Rose Hill Courts was evaluated in 2002 for the Housing Authority of the City of Los Angeles (HACLA). It was determined eligible through the Section 106 review process for the National Register under Criteria A and C. This SurveyLA evaluation records the findings of this review process. Documentation related to this evaluation, including the associated California Department of Parks and Recreation (DPR) survey form, is available as part of the public record through HACLA.

Name: San Pascual Park**Description:**

Public park located at 5668 Via Marisol. Features include grassy lawns, mature trees, playground equipment, baseball field, and a restroom building.

Significance:

Appears to be an early public park in Garvanza; may have been developed in the early-20th century as part of a series of parks along the Arroyo Seco in Los Angeles and South Pasadena. However, more research is needed to determine when this park was established, and the integrity of the landscape; therefore, the evaluation could not be completed.



Context 1:

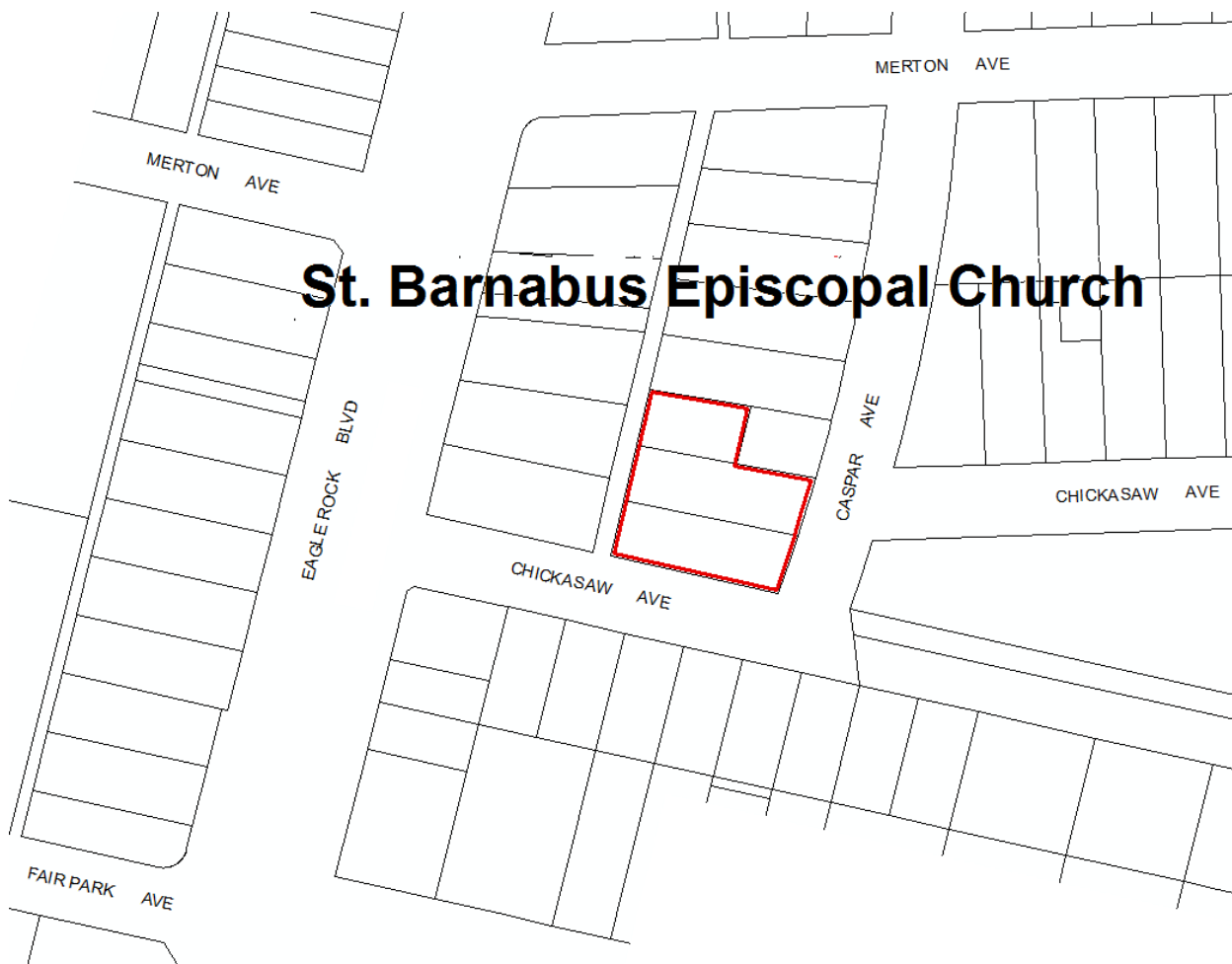
Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Municipal Parks, Recreation, and Leisure, 1886-1978
Sub theme:	Municipal Parks, 1904-1931
Property type:	Institutional - Recreation
Property sub type:	Municipal Park
Criteria:	A/1/1&C/3/3
Status code:	QQQ
Reason:	Appears to be an early public park in Garvanza; may have been developed in the early-20th century as part of a series of parks along the Arroyo Seco in Los Angeles and South Pasadena. However, more research is needed to determine when this park was established, and the integrity of the landscape; therefore, the evaluation could not be completed.

Name: St. Barnabus Episcopal Church**Description:**

Religious campus at 2109-2111 W Chickasaw Avenue, composed of a church building (1924), a rectory, and a parish hall (now the Canon Rendon Memorial Parish House). The church was designed in the Late Gothic Revival style with Tudor Revival influences, while the rectory and parish hall are Tudor Revival in style. Common features include steeply-pitched gable roofs, smooth stucco exteriors, and arched openings. The church displays stained glass windows by master designers Judson Studios, which has operated from its Garvanza studio for more than a century.

Significance:

Excellent example of a 1920s religious campus in Eagle Rock. The congregation was established by the Reverend Robert J. Renison. In 1924, an earlier wood-frame building was replaced by the current Late Gothic/Tudor Revival sanctuary, designed by architect W. P. Major. St. Barnabus became a parish in 1926 under the Reverend's son, George E. Renison.



Context 1:

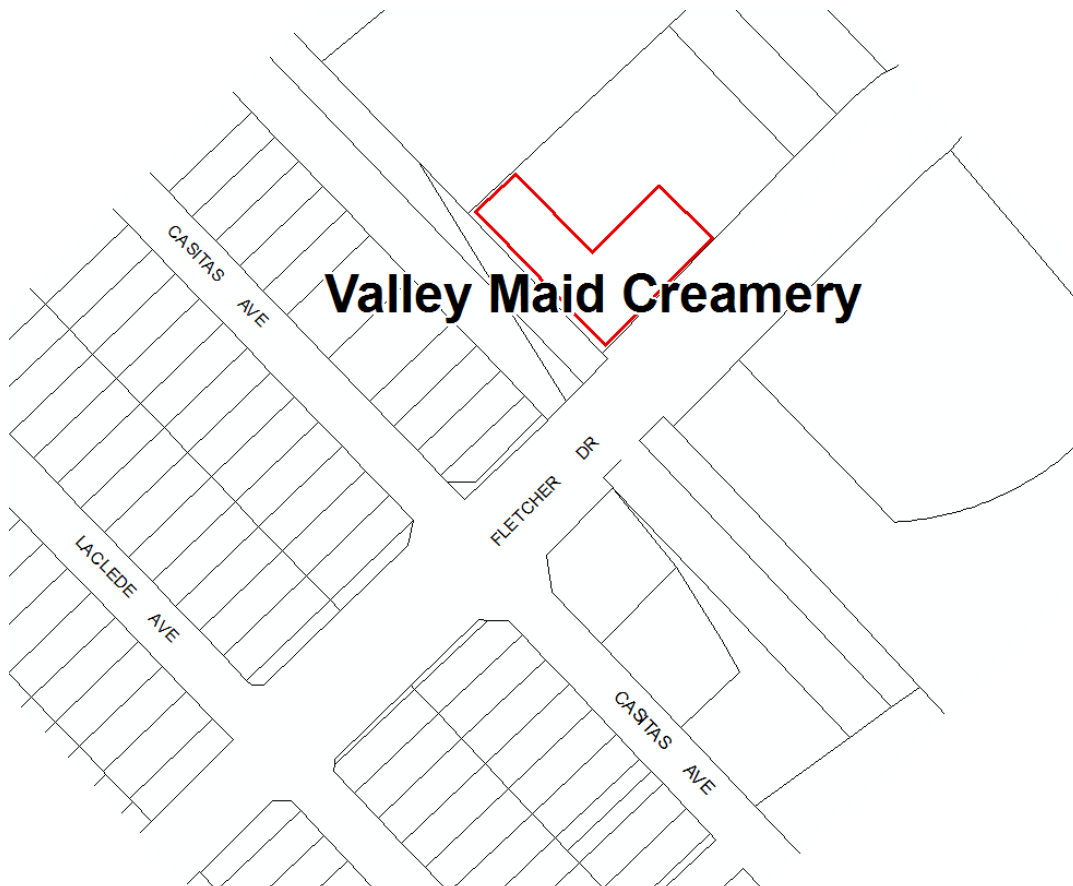
Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religious Property Types, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Campus
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1920s religious campus in Eagle Rock.

Name: Valley Maid Creamery**Description:**

Industrial food processing plant located at 2901-2909 Fletcher Drive. The plant is composed of two original buildings constructed in 1932, with a larger rear building which appears to have been added at a later time. Designed by architect Ted R. Cooper, the original buildings are Art Deco in style. The main building is two stories in height with a square plan flanked by two wing walls with vehicular drives. The one-story secondary building is situated to the southwest along the adjacent railroad tracks. Common features include brick construction with concrete block primary facades, flat roofs with parapets, recessed steel-frame divided-light and glass-block windows, and a fully-glazed copper main entrance. Decorative elements include concrete buttresses, fluted pilasters, and chevron/zig-zag motifs. A cast stone medallion depicting a farm girl with a milk bucket and a large letter "V" is affixed above the main entrance. The complex appears to be highly intact, with the exception of replaced storefront windows on the ground story of the main building.

Significance:

Excellent and rare example of a 1930s industrial food processing plant in Atwater Village; also an excellent example of Art Deco industrial architecture. The Valley Maid Creamery Company was established in 1932 as an adjunct to the Van de Kamp's Holland Dutch Bakery located across the street. The creamery was named for Valley Knudsen, wife of dairy king Thomas Knudsen, who designed and built the plant. Over time, the facility has hosted a series of tenants, including Dad's Root Beer and the L.A.P.D. Northeast Division. It is now occupied by the J.M. Carden Fire Sprinkler Company.



Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1930s industrial food processing plant in Atwater Village. More research is needed to determine when the creamery company left the plant.

Context 2:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Industrial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Art Deco industrial architecture in Atwater Village.

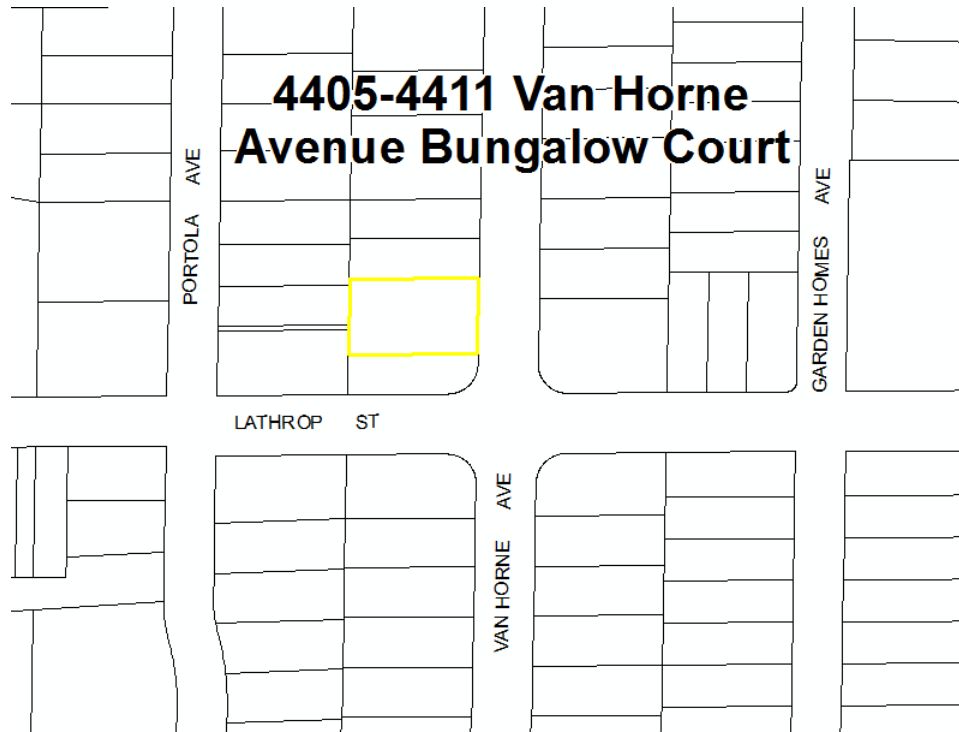
Name: 4405-4411 Van Horne Avenue Bungalow Court

Description:

The 4405-4411 Van Horne Avenue Bungalow Court occupies a single residential parcel in the El Sereno neighborhood of northeast Los Angeles. The property contains four single-story Spanish Colonial Revival style duplex bungalows with two garages at the rear; the front units face the street and the back units face onto the central concrete driveway that bisects the complex. Landscaping is minimal but includes some planting and front retaining walls. Alterations include some window replacements, removal of the stoop canopy from one building, and the addition of security doors and a low wall/fence at the front.

Significance:

The 4405-4411 Van Horne Avenue Bungalow Court is an excellent example of an intact 1920s bungalow court in northeast Los Angeles. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1925, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features. Due to alterations including some window replacements, removal of the stoop canopy from one building, and the addition of security doors and a low wall/fence at the front, the bungalow court may not retain sufficient integrity for National Register eligibility.



Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	The Bungalow Court, 1910-1939
Property type:	Residential
Property sub type:	Bungalow Court
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a bungalow court in El Sereno, featuring the distinctive characteristics of the property type. Due to alterations including some window replacements and the removal of a stoop canopy, the property may not retain sufficient integrity for National Register eligibility.

Name: Verdugo Mesa Apartments

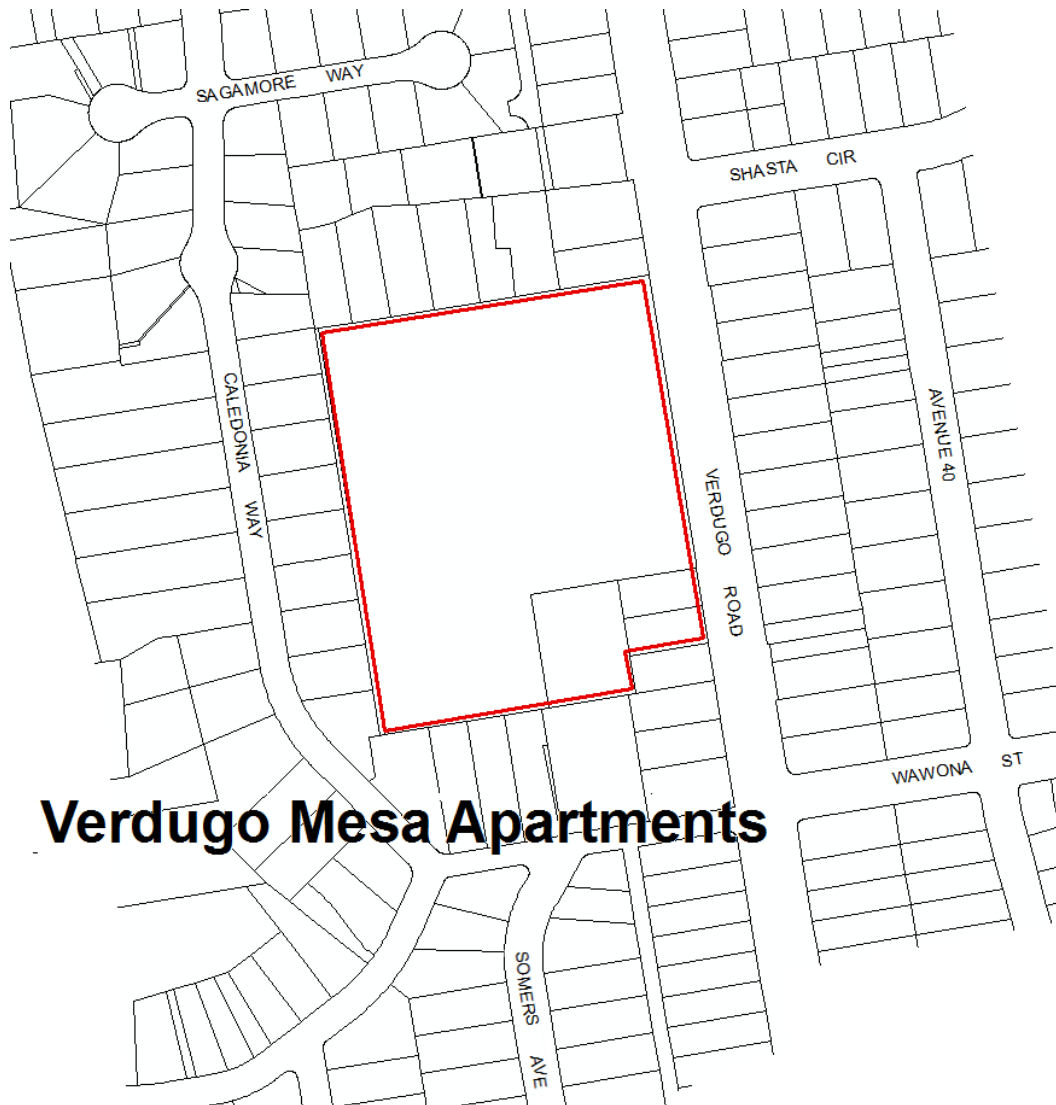


Description:

The Verdugo Mesa Apartments at 4221-4285 Verdugo Road is a garden apartment complex composed of more than a dozen two-story residential buildings and detached garage buildings organized around a system of paved roadways. Designed in the Minimal Traditional style, building features include low-pitched hipped roofs with open eaves; stucco, wood clapboard, and brick cladding; steel casement windows; fully-glazed wood doors; interior stairwells and corridors; and recessed balconies. The complex occupies a large sloping site. Landscape features include concrete walkways and stairways; planter beds bounded by cinder block retaining walls; grassy lawns and shrubbery; and a variety of mature trees, including eucalyptus, olive, pepper, and elm.

Significance:

Excellent and rare example of a 1950s garden apartment complex in Glassell Park. The Verdugo Mesa Apartments was built in 1951, designed by Glendale architect Erwood P. Eiden. Eiden was in partnership with George M. Lindsey for a time, and together they designed the Collegiate Gothic-style John Marshall High School in Los Feliz in 1930.

**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:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment Complex
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1950s garden apartment complex in Glassell Park.

Name: Woodrow Wilson High School



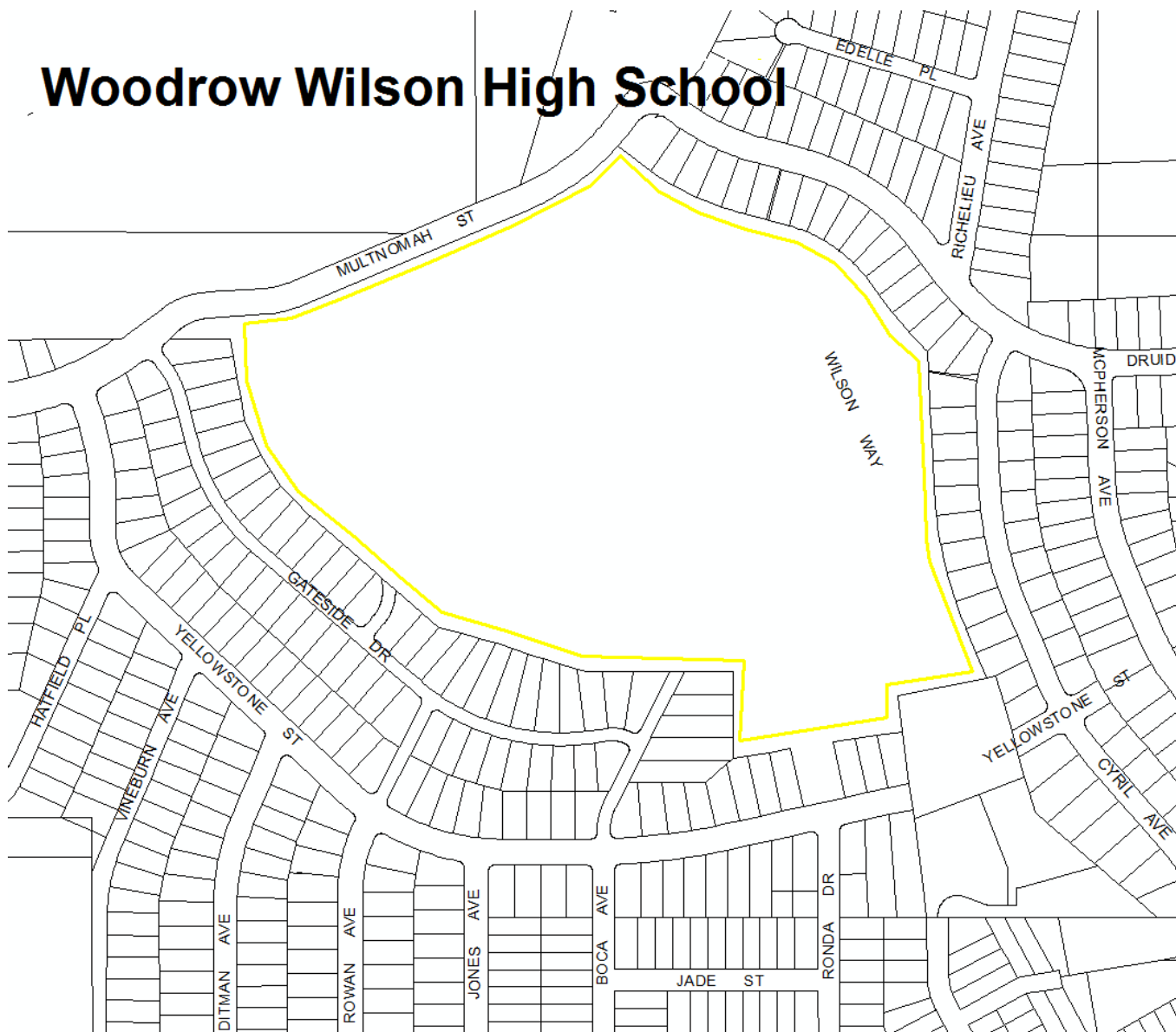
Description:

Located at 4500 Multnomah Street, the school occupies an irregularly-shaped parcel in the hills of El Sereno. Designed in the Mid-Century Modern style with New Formalist influence, building features include flat roofs, textured stucco cladding, vertical emphasis, and an exposed metal grid system with horizontal ribbons of steel-frame windows separated by bands of wood spandrels. Other features of the site include athletic fields, surface parking, and mature landscaping. The property is not fully visible from the public right-of-way.

Significance:

Excellent example of a post-World War II Los Angeles Unified School District high school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in this area of the city. Also an excellent example of Mid-Century Modern institutional architecture by master architect Paul R. Williams.

Woodrow Wilson High School



Context 1:

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:	3CS;5S3
Reason:	Excellent example of Mid-Century Modern institutional architecture with New Formalist influence by master architect Paul R. Williams. Less than 50 years old and not of exceptional importance; therefore not eligible for listing in the National Register.

Context 2:

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:	High School
Criteria:	A/1/1&C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of a post-World War II Los Angeles Unified School District high school campus, reflecting LAUSD school planning and design concepts of the postwar period and the increase in facilities to accommodate postwar growth in this area of the city. Less than 50 years old and not of exceptional importance; therefore not eligible for listing in the National Register.

Name: York Boulevard Commercial Planning District



Description:

The York Boulevard Commercial Planning District is an early-20th century neighborhood commercial area located in the northern portion of Highland Park. The district contains 86 parcels, and includes properties along both sides of York Boulevard, from Avenue 50 to Avenue 53 on the north side, and from Avenue 50 east to Avenue 52 on the south side. The district occupies flat terrain, with York Boulevard serving as a linear commercial spine intersected by perpendicular cross streets. Development in the district is exclusively commercial, containing modest one- and two-story commercial storefronts, and a handful of two-story mixed-use blocks. Original buildings were constructed primarily from the 1910s through the 1930s and are largely vernacular in style. District features include zero front setbacks, pedestrian scale and orientation, and the absence of off-street parking. Street trees appear to date from a later period, as do the streetlights.

Significance:

The York Boulevard Commercial Planning District is significant as an excellent example of early-20th century commercial development built in response to the streetcar in Highland Park. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

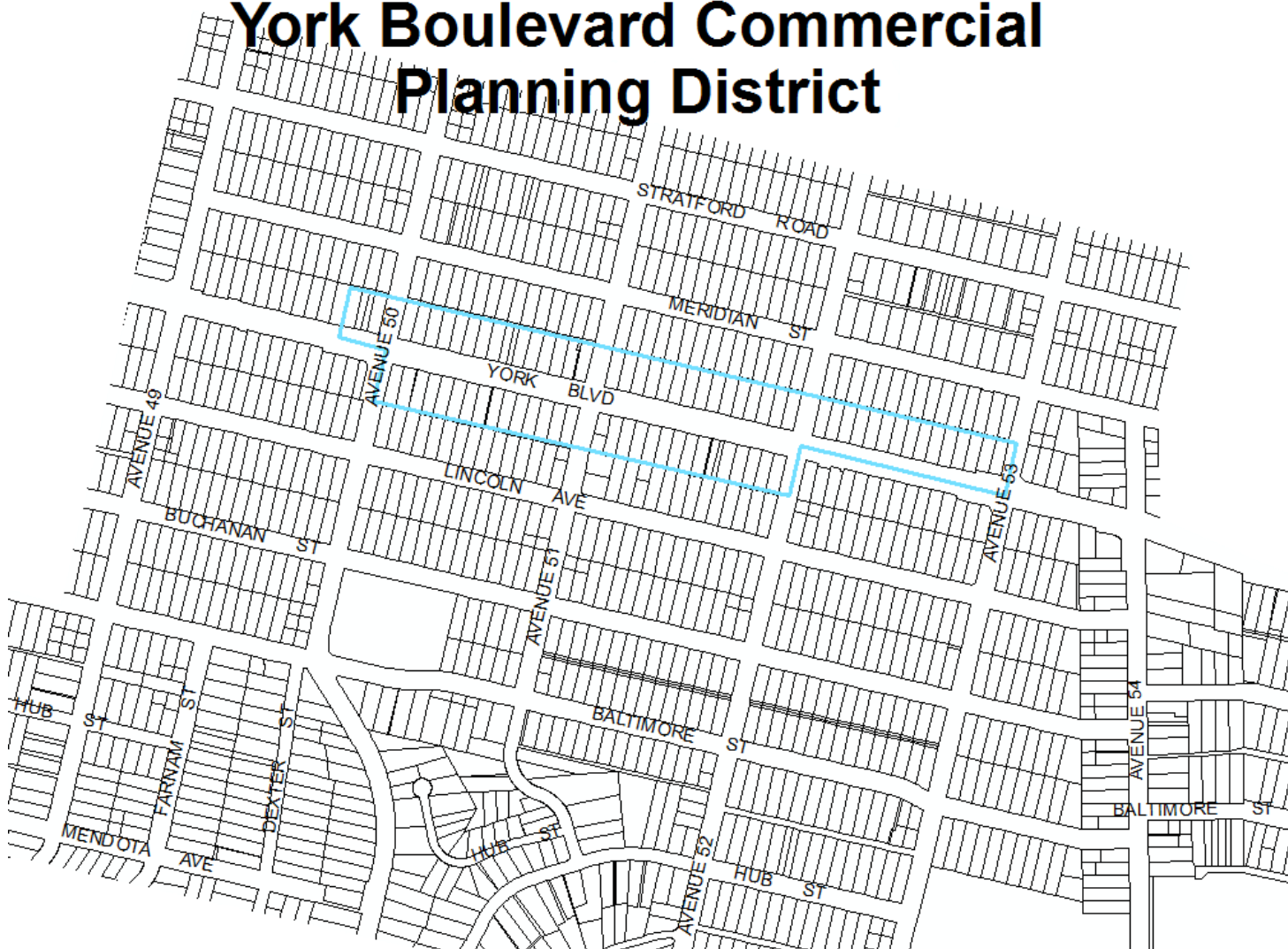
The area comprising the planning district was historically a part of Rancho San Rafael. In 1869, the Los Angeles County Sheriff auctioned off the rancho lands, and the portion comprising the district was sold to real estate developers Andrew Glassell, Jr. and Albert Beck Chapman. The land was later acquired by George W. Morgan and Albert H. Judson, who subdivided the Highland Park Tract in 1886 for farm parcels. That same year marked the arrival of the local Los Angeles & San Gabriel Railroad, which traveled directly through Highland Park. While many tracts were subdivided in this area in the 1880s and 1890s, few were improved during this period. The area comprising the planning district would be subdivided several more times, as the Montezuma Tract in 1892, and as the Highland Park Annex and Highland Park Annex No. 2 tracts in 1905. The arrival of the streetcar line around the turn of the century finally incentivized suburban residential development in Highland Park. The portions of residential tracts which fronted York Boulevard were given over to business lots for commercial development along what had become the area's primary streetcar and automobile corridor.

The planning district is composed of portions of two tracts: the Highland Park Electric Tract, recorded by the Highland Park Heights Company in 1906, and Tract No. 342, recorded by the Mineral Park Land Company and a consortium of individuals in 1907. Construction within the district commenced around 1910, but Sanborn maps reveal that by 1920 improvements were extremely limited and consisted primarily of single-family residences. It was not until the early 1920s that commercial building activity began in earnest, often demolishing existing residences for new development. In some instances, the front portion of the residence was converted into a storefront or restaurant, with the rear of the house retained as dwelling rooms. Construction within the district peaked in the mid-1920s. Improvements were modest in scale, with buildings generally only one or two stories in height, and primarily housing neighborhood-serving businesses, including the Fox Theater, the York Boulevard State Bank (now designated Historic-Cultural Monument #581), and the High Hat Club. Other storefronts were occupied by restaurants, markets, a plumbing business, auto repair and painting, and Venetian blind cleaning. By 1942, the majority of the lots within the district were developed. Construction activity continued in a limited capacity following World War II, with only a few buildings constructed each year between 1947 and 1951. The last buildings to be constructed in the district were completed in 1966. Today, businesses within the district continue to serve the surrounding neighborhood.

Despite its significance, the York Boulevard Commercial Planning District does not possess sufficient integrity to qualify as a historic district. Many of the district's original buildings have undergone some degree of alteration – including altered

storefronts, doors, windows, and cladding – or have been replaced with newer construction, which has compromised the cohesion and integrity of the district as a whole. However, the district is unified by shared planning features, including neighborhood commercial uses, pedestrian scale and orientation, and parallel street parking. These features contribute to a strong sense of time and place as an early-20th century neighborhood commercial center. For these reasons, this area may warrant special consideration for local planning purposes.

York Boulevard Commercial Planning District



Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	6LQ
Reason:	The York Boulevard Commercial Planning District is significant as an excellent example of early-20th century commercial development built in response to the streetcar in Highland Park. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes.

Name: Yosemite Gardens

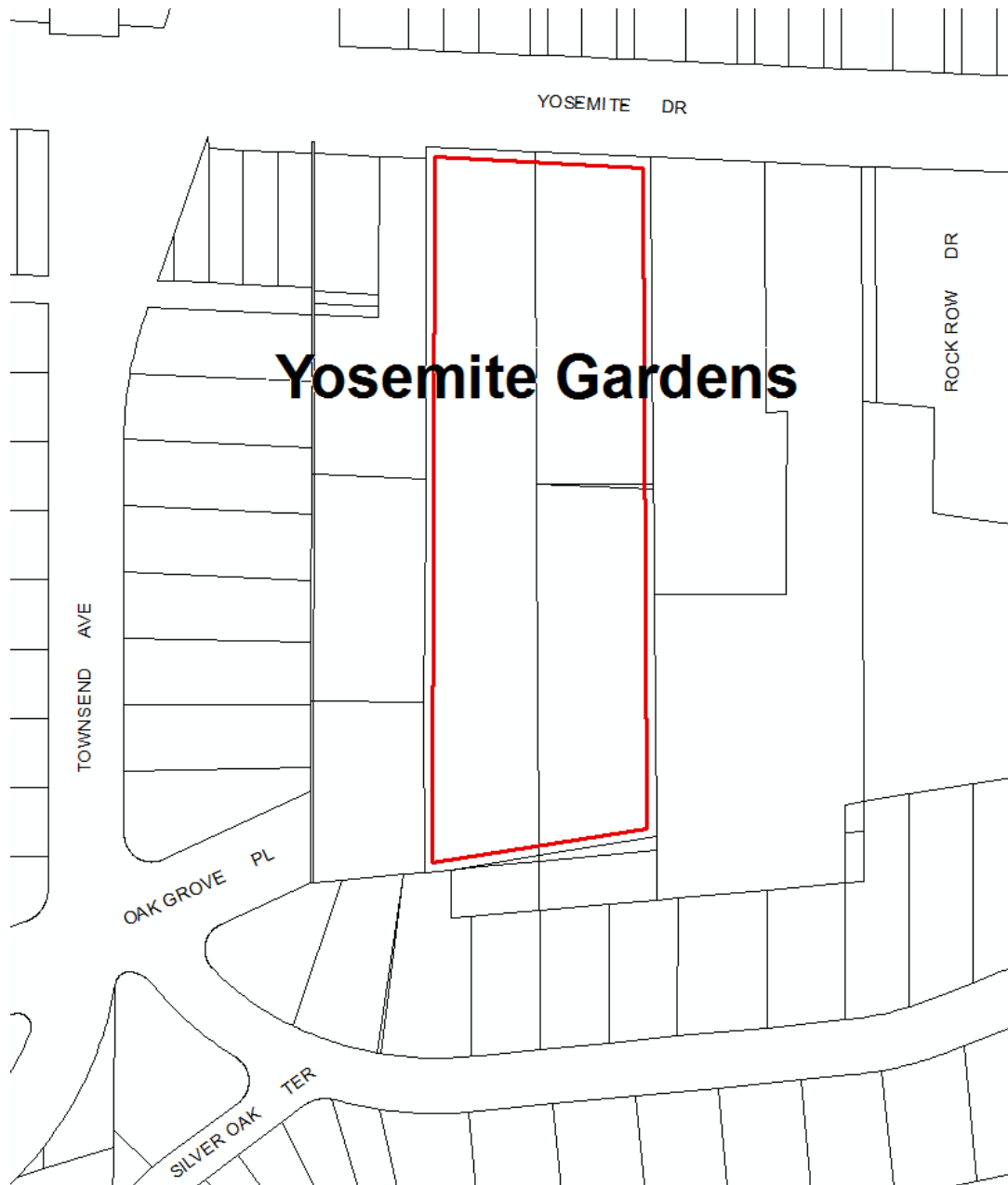


Description:

Garden apartment at 1574-1584 W Yosemite Drive. The complex is composed of four two-story residential buildings, and multiple garage buildings, with common landscaped courtyards, and oriented onto a central paved roadway. Designed in the Mid-Century Modern style, features include low-pitched hipped roofs with open eaves, smooth stucco cladding, steel fixed and casement windows, interior corridors and stairwells, and brick planters. Landscaping includes grassy lawns, shrubs, and several mature trees. The complex retains a very high degree integrity.

Significance:

Excellent and rare example of a 1950s garden apartment complex in Eagle Rock. Designed by noted garden apartment architect Heth Wharton. Wharton, along with Ralph Vaughn, designed Chase Knolls and Lincoln Place, two of the city's most significant garden apartment complexes.

**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:	Garden Apartments, 1938-1960
Property type:	Residential-Multi Family
Property sub type:	Garden Apartment
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of a 1950s garden apartment in Eagle Rock. Designed by noted garden apartment architect Heth Wharton. Wharton, along with Ralph Vaughn, designed Chase Knolls and Lincoln Place, two of the city's most significant garden apartment complexes.

