



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:	Council District:	
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)	

## 3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.


## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### *Applicant*

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### *Property Owner*

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

### *Nomination Preparer/Applicant's Representative*

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- |    |   |    |   |
|----|---|----|---|
| 1. | Nomination Form   | 5. | Copies of Primary/Secondary Documentation   |
| 2. | Written Statements A and B  | 6. | Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. | Bibliography  | 7. | Additional, Contemporary Photos   |
| 4. | Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 8. | Historical Photos   |
|    |   | 9. | Zimas Parcel Report for all Nominated Parcels (including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Sue Kaplan

1/24/2025

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012

Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

The Marco Place Court

924-928 Marco Place

Venice, CA 90291

Building Community Through Architecture

Application for a Historic Cultural Monument

Los Angeles Historic Cultural Commission

Submitted 24 January 2025

## INTRODUCTION / SUMMARY

The Marco Place Court located at 924-928 West Marco Place in Venice is eligible for designation as a Historic Cultural Monument under Criterion 3, “embodies the distinctive characteristics of a style, type, period, or method of construction,” as an excellent and intact example of a 1920s bungalow court.<sup>1</sup>

The six-unit bungalow court originally provided housing to support the growing need for worker housing in Abbot Kinney’s Venice of America tract. Over 100 years later, it currently continues to serve its original purpose as affordable housing for a diverse cross section of Venetians.

The period of significance is 1925, the date of its construction.<sup>2</sup>

## PROPOSED MONUMENT DESCRIPTION

### *Building Description*

[All images for this section can be found in Appendix E. Applicants were unable to locate historical photos of the property. The earliest documentation is an aerial photograph from 1928.]

The Marco Place Bungalow Court (“Marco Place Court”) is a six-unit bungalow court located at 924-928 W. Marco Place in Venice in the City of Los Angeles, in what was later described in SurveyLA (circa 2020) as the “Milwood Venice Walk Streets Historic District”. SurveyLA identified the Marco Place Court as a contributor to this eligible historic district. Marco Place Court is composed of three freestanding duplexes that create a U-shape around a central courtyard. The

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<sup>1</sup> Planning.lacity.gov. Criteria pp. 2-3.

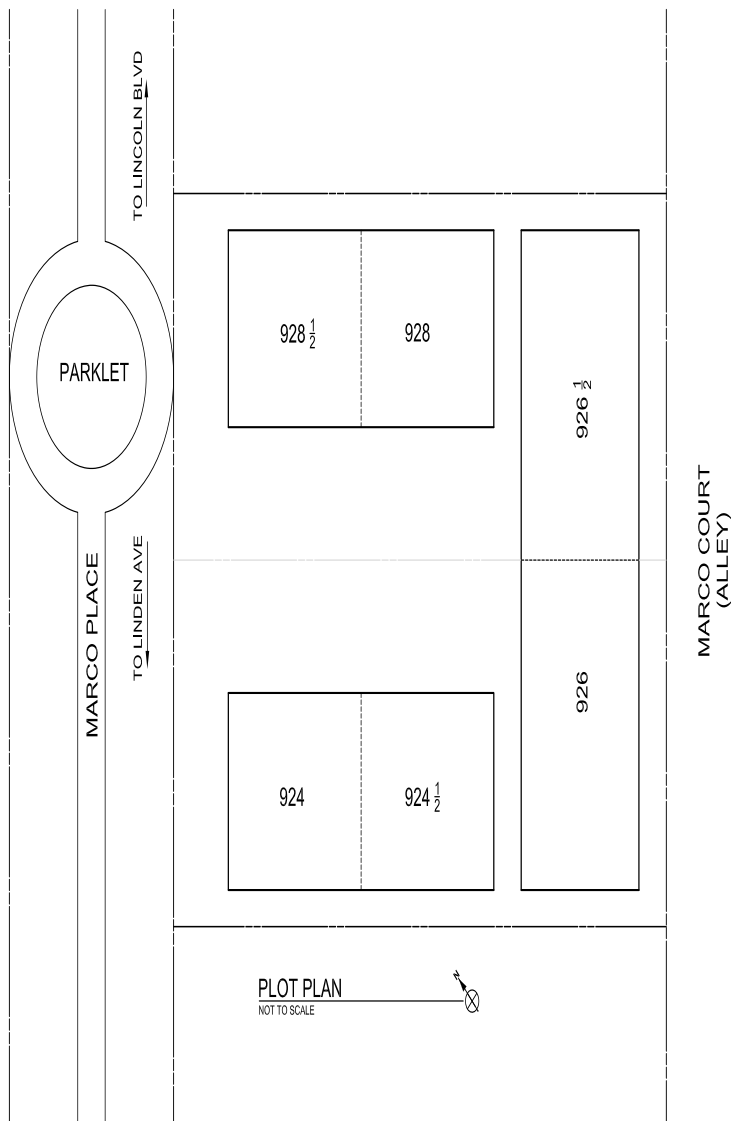
<sup>2</sup> ZIMAS, “928 W Marco Pl.” Accessed beginning February 2024.

bungalow court was constructed in 1925 in a Spanish Colonial Revival style by an unknown architect or builder.

### *Site*

Marco Place Court is located on the Marco Place “walk street” between Lincoln Boulevard on the northeast and Linden Avenue to the west. The street is closed to vehicular traffic but accessible to pedestrian traffic by concrete sidewalks that connect to the main roads on Lincoln Boulevard and Linden Avenue. Marco Place Court is located on a double lot approximately in the middle of the 900 block of Marco Place. The concrete sidewalk is linear, except for a roundabout circle parklet in the middle of the block, in front of the Marco Place Court. The lots are on the southeast side of Marco Place and abut East Marco Court, an alleyway with vehicular access. Other residences on the block are single-family homes that are set back from the pedestrian pathways and set behind entry gates of various heights.

# Site Layout



Marco Place Court is set back from the sidewalk behind a low wooden fence. The three buildings have bilateral symmetry across the courtyard, which runs perpendicular to the sidewalk. There is a spacious front yard setback (approximately 26 feet from the fence line along the walk street): the west front is paved with flagstone, the east front is landscaped. The center courtyard was improved with cast-in-place concrete and pre-cast concrete pavers in a rectangular shape that creates a pathway through the courtyard. Concrete paths offshoot from the center courtyard, leading directly to the entrances of units on the first floor,

around the staircase to the two-story duplex, and through an arched entrance that leads to the alleyway on East Marco Court.

## Landscaping

From the first announcement of plots for sale in the Venice Annex, the area was promoted as a “beautiful park...with the planting of oak trees, shrubs and flowers... The floral culture of this tract is going to be its charm<sup>3</sup>

In late December 2024, mature landscaping throughout the courtyard and the front yard including mature honey locust, ash, jacaranda, rubber and crepe myrtle trees as well as beds along the buildings planted with cacti, succulents, bamboo, Australian bush cherry and other species, was removed. Mature honey locust, jacaranda and rubber tree remain.

## Exterior

There are two one-story duplex buildings, nearly identical in design, flanking the courtyard plus one two-story duplex building at the rear of the property. All units open to the courtyard. The three buildings are wood-framed structures clad in stucco and covered by flat roofs. The roofs are surrounded by low parapets with clay tile coping. The parapets step up to accentuate the building corners. The front façades of the one-story buildings include at both sideyards an open stucco archway with an ogee-styled buttress at the foundation. Pairs and triples of round clay tile roof vents are integrated into the façade design.

The one-story buildings have main entrances that consist of single wood French doors with full-length, multi-paned lites (15-lite). The original picture windows in each unit are wood tripartite with a central fixed sash flanked on either side by double-hung windows with unequal upper and lower sash, with shorter three lite upper sash over taller single lite lower sash. The original central fixed sashes have

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<sup>3</sup> Los Angeles Times, classified advertisement, November 5, 1905.

five lites across the top over a large single lite (picture window) that aligns with the lower sash of the flanking double hung windows. All the doors and windows are surrounded by surface-applied built-up wood casing. There have been other window configuration replacements over time, including single lite and multi-lite units, and some windows have been retrofitted with vinyl and metal units. Metal roof overhangs over the outer door frames of entrance doors were added around 2015 to replace degraded original wooden awnings (no permits found for this retrofit). Some entrances also have added wood screen doors.

The rear two-story building has an open passageway in the center of the first story that leads from East Marco Court alley on the rear façade through the front courtyard and to the walk street. The second story of the façade projects a few feet off the first story, which is occupied by six original garages, three on each side of the central passageway and behind the two single-story side buildings. The northwest façade has an exterior staircase in the center that leads to a balcony on the second story from which the units are accessed. The stairs and balcony have a projecting stucco cap detail and have stucco walls and wood plank treads and risers. Some doors and windows are updated but are similar in material and type as those found on the one-story buildings.

## Interiors

Each building contains two residential units, for a total of six units. Each of the one-story buildings have two one-bedroom, one bath units (924 and 924 ½; 928 and 928 ½); while the rear two-story building (926 and 926 ½) has two two-bedroom, one bath units.

Extant building permits were for mostly repair, maintenance (bathrooms updated in 1990s; no permits were found for these dates) and were done for all the units. [See Appendix B Permits]

The unit interiors are mostly similar in features, described individually below. All units with double-hung windows, with windows providing both sunlight and natural cross-ventilation.

924 Marco Place. 1 BR 1 BA. Original interior: double-hung windows, oak floors, arched doorway from LR/DR into hall to bedroom/bathroom, large kitchen with glass-front built-in cabinets uppers and lowers on two walls, farm sink, tile countertops. Kitchen floor has been replaced with linoleum. ~~Private~~ outside patio accessible through door in kitchen.

924-1/2 Marco Place. 1 BR 1 BA. Some window replacements. In December 2024 the unit's interior was demolished in preparation for remodel. Outside patio accessible through door in kitchen.

926 Marco Place (upper level). 2 BR 1 BA. Some window replacements. Refurbished interior, including kitchen with new upper/lower built-in cabinets, composite "granite" counters, linoleum floor. Oak floor in LR and bedrooms. Updated bathroom.

926-1/2 Marco Place (upper level). 2 BR 1BA. Original interior: double-hung windows, oak floors, large kitchen with glass-front built-in cabinets uppers and lowers on two walls, farm sink, tile countertops. The kitchen floor has been replaced with linoleum. LR ceiling addition: tongue/groove.

928 Marco Place. 1 BR 1 BA. Some window replacements. Refurbished interior, including kitchen with bamboo floor and composite "granite" counters; retained original upper/lower glass-front kitchen cabinets. Oak floor in LR/DR. Updated bathroom. Added sliding glass door in BR to exterior patio (no permit found). ~~Private~~ outside patio accessible through door in kitchen.

928-1/2 Marco Place. 1 BR 1 BA. Original interior: double-hung windows, oak floors, arched doorway from LR/DR into hall to bedroom/bathroom, large kitchen with glass-front built-in cabinet uppers and lowers on two walls, tile countertops. Outside patio accessible through door in kitchen. Kitchen floor has been replaced with linoleum. Added sliding French doors on north side (no permit found).

## Garages

The builder was prescient to include one garage parking spot for each unit in 1925: this minimum parking space requirement was not mandated until 1934. The two large garages are in the rear below the rear two-story structure (926 and 926 ½) and facing the alley. The two large spaces, each originally divided into 3 single car spaces, are as of this writing closed by pairs of swinging wood doors on hinges. Floors are concrete and the painted wood hinge doors are original.

At some point, the west section was converted from 3 spaces to a single large unit, now no longer used for parking. The east section currently retains the setting of three single garages that have been repurposed: two are now storage units and the third is a communal laundry room with additional storage space. No garage parking spaces remain.

## Character Defining Features

The character-defining features for the Spanish Colonial Revival style identified below are considered the most important elements contributing to the significance of the property, and generally include features that date from the period of significance, directly relate to the original use, type and style, constructed or fabricated from historic materials, display craftsmanship, are highly visible, and retain integrity.

## Exterior Materials and Craftsmanship

- Lightly textured stucco finish and projecting stucco cap details
- Flat roofs with low parapets that step-up
- Arched openings (exterior and interior)
- Decorative clay tile terra cotta roof features
- Wood doors, windows and surface applied moldings
- Multi-paned, wood-framed picture windows

- Central courtyard and pathway (running perpendicular to Marco Place walk street)

## Overall Visual Character

- Double residential lot
- Site configuration and massing, including orientation and layout of the six units
- Terraced combination of one- and two-story buildings
- U-shaped configuration with bilateral symmetry
- Spacious front yard setback
- Parking accessed from rear
- Individual units with direct access to courtyard

## Alterations

As of this writing, the property has not been substantially altered from the date of construction. The building permit record is included in Table of Permits [See Appendix B]. Permitted alterations have been generally limited to minor, necessary repairs of the electrical, plumbing, and mechanical systems. Alterations that are visible from the walk street do not detract from the overall feeling of the resource, nor do the alterations diminish the original intent of the designer for the property as a whole. In 2019, a permit was issued for the replacement of windows in the building at the rear. This building was also altered in 2023 in compliance with the Soft Story Retrofit Program. The work was not described on the permit but apparently included the replacement of wood windows with vinyl and the addition of a column on the rear (southeast). A few of the window openings appear to have been resized. Other alterations that are not documented include the replacement of a few other windows, the installation of hoods over the main entrances, and the construction of a wood deck. All of these alterations occurred at unknown dates.

## STATEMENT OF SIGNIFICANCE

The property at 924-928 West Marco Place is an as an excellent and intact example of a bungalow court built in 1925.

In the intervening years, the neighborhood has seen radical changes in demographics and architecture. Marco Place Court – an early example of the character-defining style of Venice – is now a rare extant example of multi-family housing, and must continue to stand as a reminder of the 1920’ as critical multi-family housing for workers and artists.

Bungalow courts, a once prevalent housing typography for the rapidly growing Los Angeles population, are an increasingly threatened property type. Their historically low-rise and climate-smart architecture is often replaced with insensitive infill, accompanied by the loss of mature trees and of skyline.

Marco Place Court retains its original site plan (see above “Site Layout”), hardscaping, and architectural features. It is a u-shaped attached wide Double Bar Parti layout, featuring two rows of freestanding units that face inwards towards a wide central courtyard and concrete path with a two-story freestanding unit on the south side. Constructed in the Spanish Colonial Revival architectural style, it retains character-defining features including its flat roof with terra cotta tile copings and details, round arches at the exterior façade and lightly textured stucco finish.

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## HISTORY OF VENICE

Venice is ancestral, unceded, Tongva territory. The Tongva are a Uto-Aztecan speaking people who, before western colonization, prospered in at least 31 villages throughout the Los Angeles Basin and on the Catalina and San Clemente islands.<sup>4</sup> Known villages around present-day Venice include Sa’anga and Waachnga, located near the Ballona Wetlands and Centinela Creek, and Kuruvungna Village Springs in present-day West Los Angeles.<sup>5</sup> Despite over a century of subjugation sponsored by the Spanish and United States governments, members of the Gabrielino-Tongva tribe continue to steward their homelands.

In the 1760s, Spanish explorers and missionaries including Junipero Serra and Gaspar de Portola arrived in the Los Angeles Basin and began forcing the Tongva off their lands and into work camps at Mission San Gabriel. The land now known as Venice was grouped within Rancho La Ballona and deeded to the Machado and Talamantes families in the early 1800s. In 1891, the land was sold to tobacco millionaire and real estate developer Abbot Kinney and his business partner Francis G. Ryan. Kinney and Ryan began developing the Ocean Park tract as a resort destination, and in 1902 expanded south to present-day Venice.<sup>6</sup>

In 1904, residents voted to establish the City of Ocean Park and Kinney introduced his plans for “Venice of America” in what was then saltwater marshland. The Venice, Italy-inspired California resort opened July 4, 1905 and boasted a boardwalk, the Venice Canals, and a salt water plunge. In the following years, Venice of America anchored the City of Ocean Park as tourists flocked to

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<sup>4</sup> Kuruvungna Village Springs, “History,” accessed September 4, 2023, [http://gabrielinosprings.com/wpsite/?page\\_id=385](http://gabrielinosprings.com/wpsite/?page_id=385)

<sup>5</sup> Jocelyn Lopez, “Re-Indigenizing Spaces: How Mapping Racial Violence Shows the Interconnections Between Settler Colonialism and Gentrification,” Thesis, (U.C. Berkeley, 2020); “Venice Community Plan DRAFT,” Los Angeles City Planning, August 2023.

<sup>6</sup> Los Angeles Historic Resources Survey Report, “Venice Community Plan Area” Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, by Historic Resources Group (March 2015): p. 5.

the resort for amusement and recreation.<sup>7</sup> Its popularity led numerous other developers to lay residential tracts in the nearby areas, including the Venice Annex Tract that would later be identified in SurveyLA (circa 2015) as the Milwood Venice Walk Streets Historic District.

The extension of railcar lines to Venice in 1904 was a crucial element in the area's growth. The Los Angeles and Pacific Railroad's Venice Short Line connected Los Angeles to Venice, Ocean Park, and Santa Monica via Venice Boulevard, Pacific Avenue, and Electric Avenue.<sup>8</sup>

In 1924, the city of Venice announced plans to adapt its system of canals in order to meet the needs of a modern-day transportation infrastructure. The Pacific and Electric Avenues were widened and paved to enhance the Pacific Electric trolley ways. Despite resident opposition, the canals, which laid to the west of the Venice Annex Tract, were paved in to become roadways in 1929. This move was swayed by the City of Los Angeles' annexation of Venice in 1925 which precipitated a major shift in the City's development.

Since the vibrant days of the Venice of America amusement park and its subsequent demise following a devastating fire, since the loss of the rail line and dredging of the Venice canals, the Depression, the rise of the petroleum industry and of McDonnell Douglas and Hughes aircraft manufacturing - this once redlined district has experienced extreme changes.

Waning attraction to the area brought cheap rents, heralding in the "Beats" scene of the 1950's, and the vibrant arts community of the 60's and 70's (including studios of artists Ed Ruscha, Laddie Dill, Billy Al Bengston, Alexis Smith, Chuck Arnoldi) when the beach-adjacent community saw a resurrection.

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<sup>7</sup> Los Angeles Historic Resources Survey Report, "Venice Community Plan Area," pp. 7-11.

<sup>8</sup> Alfred A. Buck House, 1220 Abbot Kinney Blvd., Historic Cultural Monument Nomination 6.

The 1980's brought gentrification to the once again desirable beach neighborhood, paving the way for demolition and replacement of the region's original low-rise cottages and character-defining bungalows.

Since the 2000's, the Venice Boardwalk has enticed tourists from all over the world, as does "world-famous" Abbot Kinney Blvd., drawing the technology world ("Silicon Beach"), with subsequent high rents and even higher property values. As recently as 1974, single family homes in Venice could be purchased for less than \$50,000: in 1971 for \$22,500, a former Marco Place Court tenant bought and moved to a single-family residence a few houses up the block. Now, new construction often takes the shape of homogenous, oversized single-family homes (and privacy fences) with high Floor Area Ratio (FAR) and price tags of \$5 million and more.

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## DEVELOPMENT OF THE MARCO PLACE COURT

The Marco Place Court was constructed in 1925 within the Venice Annex Tract. In 1905, the Abbot Kinney Company divided the nascent city of Venice into named tracts and almost immediately began selling them off, mostly to real estate speculators who were often also elected officials in the nascent city of Venice, Ocean Park and Santa Monica. One of the most prominent Ocean Park figures was Dana Burks, then the Mayor of Ocean Park. In 1905, he bought the Venice Annex. Burks went on to purchase many tracts in Venice.

Burks platted the Venice Annex Tract, located between Lincoln Avenue and Electric Avenue, and Amoroso Place and Rialto Court. According to SurveyLA, the Venice Annex Tract "was distinguished from other subdivisions in Venice by its unique layout of walk streets, drive streets, and alleys."<sup>9</sup> Residences, including

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<sup>9</sup> SurveyLA Historic Resources <https://hpla.lacity.org/report/d88476e0-ec0e-40aa-848f-1f4ada03ec51>

the Marco Place Court, front “walk streets”, narrow concrete pedestrian pathways improved with small parklets. Drive streets served as thoroughfares and alleyways abutted properties on the rear, often with garages to allow automobile access for residents.

According to a 1905 Herald Examiner article, “When then-Mayor [and land speculator] Dana Burks bought and parceled out the Venice Annex tract in 1905, the lots sold out within days.”<sup>10</sup> At the Ocean Park Board of Trustees meeting on November 6, 1905, Burks completed the purchase “by far, the biggest purchase...to be improved at once and will be known as Venice Annex. It is the intention of the owners to spare nothing in making the property attractive and one of the finest beach residences along the coast.”<sup>11</sup> As it had been announced at the Trustees meeting, the improvements had already begun: the flora, oak trees (the rich soil was due to the alfalfa farming previously), and began almost immediately. [See Appendix G]

The advertisement for the newly announced Venice Annex 2 tract offered the necessary infrastructure and improvements such as water mains. “The walk streets were to be paved with disintegrated granite treated with heated oil using the latest tamping process. The supervising gardener of Venice of America, Mr. Robert Armstrong, was hired to do the landscaping. Each lot will have one ornamental tree (palm) and be decorated with ornamental shrubs and flowers. In addition, the owner Dana Burks has assured all lot owners will benefit from the Venice Improvement Association and guarantees all improvements and maintenance will be provided for free for one year.”<sup>12</sup> [See Appendix G]

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<sup>10</sup> Los Angeles Herald. “Board of Trustees To Vote on Second Bond Issues,” June 7, 1905. Accessed through Newspapers.com.

<sup>11</sup> LA Herald. “Board of Trustees to Vote on Second Bond Issue.” June 7, 1905. [www.newspapers.com](http://www.newspapers.com).

<sup>12</sup> Los Angeles Times (1886-1922). Display Ad 76 -- No Title. Jul 18, 1905; ProQuest Historical Newspapers: Los Angeles Times. pp. 117.

Through the 1910s and 1920s, the modest lots were largely filled with one- and two-story single-family residences. Residences along the walk streets were set back from the sidewalk behind gates, fences, or vegetation. Residences are largely in the Craftsman style, however residences in the 1920s branched out to Period Revival.

The Venice Annex Tract is the largest tract within the Milwood Venice Walk Streets, an historic district as identified by SurveyLA in 2015 as eligible for designation at the local and state level as a “unique example of early-20th century residential development oriented on walk streets in the Venice community.”<sup>13</sup> SurveyLA defined the district’s period of significance as ranging from 1904 to 1939, with the majority of original construction occurring between 1910 and the mid-1920s.

The Marco Place Court was built in 1925. Due to the loss of the original building permits, details about the architect or owner are unknown. Built adjacent to one of the historic District’s unique walk street parklets, Marco Place Court aligns with the original and existing scale of the District’s construction, fostering community and connectivity – engaging neighbors and visitors to the area with historic low-rise architecture, some remaining mature trees and landscaping and an open skyline. Marco Place Court is the only contributing bungalow court that remains in the Milwood Venice Walk Streets Historic District.

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## BUNGALOW COURTS

Bungalow Courts are an important housing typology in Southern California’s history. Southern California’s first-known bungalow court was constructed in

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<sup>13</sup> Historic Resources Group, “SurveyLA Historic Resource Survey Report: Venice Community Plan Area,” City of Los Angeles, Department of City Planning, Office of Historic Resources, (March 2015); pp. 91-92.

Pasadena in 1908. The bungalow court reached its zenith in the 1920s and 1930s in response to L.A.'s growing population and demands for more housing. Bungalow courts were an accessible model to house residents of modest means and added density to low-scale residential neighborhoods. The relative simplicity and affordability of the design made the courtyard housing a popular choice for small-scale developers. Many bungalow courts were designed and constructed by builders and contractors without the oversight or supervision of an architect.

Bungalow courts are composed of one- to two-story freestanding buildings arranged around a central open space. These buildings occupied single or double lots and could house between six and ten or more units. Depending on the lot size, bungalow courts could be arranged in a single line, an L-shaped plan, or a U-shaped plan. They rarely included parking.<sup>14</sup>

Character defining features of bungalow courts, including the interior court realm, porches, balconies, and patios, allowed for separation from the exterior urban arena, while providing a visual connection to the street through direct open space. A semi-public shared common space inspired community spirit. The architectural typology of the courtyard space represented an intermediary realm between private and public spheres. The transition between spaces became a seamless event.

*“Courtyard housing is the first multifamily housing typology to incorporate a shared interior-facing courtyard or greenspace. This unique feature offered residents both privacy and access to the temperate outdoors that brought millions to Southern California – amenities made accessible for Angelinos with fewer economic resources - as well as fostered community through shared common space. Because bungalow courts tended to blend nicely into single-family streetscapes, they were “utilized extensively in spot*

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<sup>14</sup> Los Angeles Department of Planning, “Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980, Theme: Multi-Family Residential Development, 1895-1970,” SurveyLA (December 2018), pp. 40-42.

*development that did not disrupt the physical and social context of given neighborhoods.”<sup>15</sup>*

Another ingredient in the development of 1920s and early 1930s courtyard apartment houses was the contemporary interest in use of adobe as building material in California, many of which were arranged around a central courtyard or patio.

Marco Place Court embodies the character defining features of a bungalow court. It is a six-unit U-shaped plan composed of three independent volumes. The buildings are arranged around a central courtyard that brings residents together, while each unit’s individual exterior entrance and porch maintain a sense of privacy and individuality.

The densest part of the bungalow court, the two-story building, is located at the back of the lot and obscured by mature trees to retain the low-density, majority single family residence character of the Milwood Venice Walk Streets district. Marco Place Court is rare in its inclusion of six garages, one per unit. Garages are located in the rear of the property and do not obstruct the feeling and atmosphere of the Milwood Venice Walk Streets District. Marco Place Court was constructed in a version of the Spanish Colonial Revival architectural style, a common choice for bungalow courts.

Today bungalow courts are an increasingly threatened property type, both City-wide and in Venice. Remaining examples are located in areas primarily developed from the 1910s to the 1930s. Areas with concentrations include Westlake, Echo Park, Venice, Northeast Los Angeles, and especially Hollywood.<sup>16</sup>

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<sup>15</sup> Stephanos Polyzoides, Roger Sherwood, James Tice, and Julius Shulman, *Courtyard Housing in Los Angeles: A Typological Analysis* (Berkeley, CA: University of California Press, 1992), p. 12.

<sup>16</sup> Los Angeles Citywide Historic Context Statement Residential Development and Suburbanization/Multi-Family Residential Development 1895-1970.

Despite the historic concentration of bungalow courts in Venice, the neighborhood does not have any designated bungalow courts.<sup>17</sup> SurveyLA identified 26 bungalow courts in Venice that are eligible for designation. 13 of these are in the Spanish Colonial Revival style, and 23 were built between 1920 and 1925. Marco Place Court is an excellent example of a bungalow court in the style and period that this typology proliferated throughout Venice. It is the only intact bungalow court located within the Milwood Venice Walk Streets Historic District.<sup>18</sup>

### § § §

## SPANISH COLONIAL REVIVAL ARCHITECTURE

The Marco Place Court was constructed in the Spanish Colonial Revival style.

The Spanish-style buildings at the 1915 Panama California Exposition in San Diego designed by Bertram Goodhue and Carleton Winslow Sr. influenced the

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<sup>17</sup> Designated bungalow courts include Argus Court in Northeast L.A.; Covert Cottages Bungalow Court in Hollywood; Vista Magnolia Court in South L.A.; Bukowski Court in Hollywood; Scott Avenue Courty in Echo Park; 2494 N. Gower Street Bungalow Court in Hollywood; Edinburgh Bungalow Court in Hollywood; Wurfl Court in Echo Park; Village Court in Hollywood; Sycamore Bungalow Court in Hollywood; Whitley Court in Hollywood. “Historic Cultural Monument List,” L.A. Planning Department, access September 26, 2024, <https://planning.lacity.gov/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical%20Cultural%20Monuments%20List.pdf>

<sup>18</sup> The other bungalow court identified in the Milwood Walk Street Historic District is located at 945 W Marco Pl. According to SurveyLA, it was originally a three-unit bungalow court, however, one unit was removed. Building permits from 2015 confirm that it is now a duplex. Los Angeles Department of Building and Safety, “Alteration/Repair, No. [15016-20000-01649](#),” January 26, 2015; Historic Resources Group, “SurveyLA Historic Resource Survey Report: Venice Community Plan Area,” City of Los Angeles, Department of City Planning, Office of Historic Resources, (March 2015).

spread of Spanish Colonial Revival architecture, a turning point that exposed Spanish-inspired styles to Southern California, which architects soon incorporated into a range of new developments.

“In the early 1920s, the Spanish Colonial Revival surpassed Mission Revival style in popularity and it continued to proliferate through the 1930s and 1940s. It stressed the appropriateness of Mediterranean form for a climate such as Southern California and called out the elements of the style. In addition to expanses of unbroken white or pastel-colored walls and low-sloped red tile roofs, [Richard] Requa noted the importance of enclosed outdoor spaces and the need for details such as wrought iron for balconies and for *rejas*, or window grilles.”<sup>19</sup> The Spanish Colonial Revival style was considered especially well-suited for Southern California, because of the climate and the region’s Hispanic heritage.

Character defining features of the style include asymmetrical horizontal assemblages of building masses, stucco exterior walls, low sloped clay tile roofs, distinctively shaped and capped chimneys, arched openings sometimes arranged in arcades, towers used as vertical accents, patios, courtyards, loggias, cast iron grilles over windows and other wall openings, clay tile attic vents.

In Southern California, Spanish Colonial Revival and Mediterranean Revival styles were by far the most popular, providing an idiom to distinguish the region and ground its never-ending stream of newcomers to the mythology of its Spanish heritage.<sup>20</sup>

Spanish Colonial Revival was useful for multi-family housing. Picturesquely assembled massing together with flexible stucco-on-wood-frame construction made it adaptable to a variety of sizes and site conditions. The style was popular for duplexes, triplexes, and fourplexes as well as auto-oriented bungalow courts

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<sup>19</sup> Los Angeles Citywide Historic Context Statement Context: Architectural and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

<sup>20</sup> David Gebhard. “The Spanish Colonial Revival in Southern California (1895-1930) The Journal of the Society of Architectural Historians, Vol. 26, No. 2 (May 1967), pp. 131-147.

and traditional urban apartment houses. It also led to a new multifamily building type, the courtyard apartment building.

It retains numerous character-defining features of the style, including its three wood-framed structures clad in lightly textured stucco and projecting stucco cap detail; the flat roofs surrounded by low parapets that step up to accentuate the building corners with clay tile coping, round clay tile roof vents that are integrated into the façade design; archways at both side yards.

### § § §

## OWNERSHIP AND TENANT HISTORY

Ownership details from the first settlement of Venice and Marco Place are scant if available at all. Its history reveals itself in the discovery of original documentation found in library collections, official city and government archives and even from private sectors as people realize what they have in their homes.

As near as can be ascertained, the new residents of Venice were a mix of both middle class and professionals. The Santa Monica City Directories through 1938, and census records since 1925 and through the area's redlining history (1930's-1960's), find the tenants at 928 W. Marco Place to be working-class (with modest incomes) supporting the needs of the community's industries including the Venice of America amusement park and piers.

The 1930 census identified three households at the Marco Place Bungalows, including two couples, one who hosted a boarder, and a father and daughter. All residents were white and hailed from the Midwest and East Coast. City directories also identify the first known tenant as an investigator, other men were employed

as decorators, carpenters, mechanics and salesmen while women - other than a teacher - were not listed with an occupation outside the home.<sup>21</sup> [See Appendix F]

In 1940, the Bungalows were home to six households. These families were couples in their 20s and 30s, some with young children. Again, they were all white and largely from the Midwest. Occupations were blue- and white-collar jobs including riveters, gardeners, and salesmen.<sup>22</sup> [See Appendix F] Marco Place does not appear in any reverse directories from the 1950s through 1980s.

Research on other properties in the neighborhood indicate that this was a redlined district; based on available census and directory data, we believe that Marco Place Court tenants were Caucasian and ranged in age from mid-20's to late 30's with tenancy generally lasting 2-3 years until 1975. From that time, four of the rent stabilized units have been occupied by long-term residents (25-35 years-long tenancy), working in advertising and public relations, as artists and craftsmen, and as consultants and entrepreneurs - drawn by the climate, the community and the vanishing architecture and skyline of this unique gem of Venice's past.

While none of the lives of the residents and owners of the Marco Place Court rise to the level of historically significant personages, the last long-term owner of the property had a meaningful impact on the preservation of the District's contributors, on the community and on the lives of the courtyard's residents. Mary Ann Jacobs Webster owned 928 W. Marco Place for 45 years until her death in 2023 and was a champion of underserved populations and of the rights of her tenants to live affordably and with dignity. She was a passionate supporter of the arts, an awarded defender of the Santa Monica Mountain natural habitat, and was committed to the conservation of the Milwood Venice Walk Streets Historic District's "contributor" structures, and to the district's historic low-rise

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<sup>21</sup> U.S. Census Bureau, "U.S. Census," 1930, accessed via [www.Ancestry.com](http://www.Ancestry.com).

<sup>22</sup> U.S. Census Bureau, "U.S. Census," 1940, accessed via [Ancestry.com](http://Ancestry.com).

architecture. Webster’s descendants sold the Court to a developer in December 2024.

Marco Place Court has provided dense and affordable housing for nearly 100 years: for blue-collar workers in the early 1900’s petroleum and aviation industries, as well as for the area’s amusement parks, businesses, industries and for support services. The first tenants included carpenters and oil workers, painters, teachers and printers. The workforce has changed over the decades, and today’s new industries call for different fields of service employees. Current residents include artists and entrepreneurs, entertainment industry and support workers, cultural institution administrative staff, private chefs and caterers.

### § § §

## RARITY / URGENCY FOR DESIGNATION

Marco Place Court fulfills Criterion 3 and should be preserved.

Marco Place Court is the only bungalow court in what is now defined as the Milwood Venice Walk Streets Historic District (per SurveyLA). In all of Venice, it is one of 26 bungalow courts eligible for designation.<sup>23</sup> Although Venice is known as a neighborhood with a high concentration of bungalow courts, Marco Place Court would be the first designated as an HCM.

Bungalow courts are a significant typology in the history of Southern California architecture; they also represent housing that prioritizes community connection and affordability. Today, they are often vulnerable to demolition.

Venice has seen a great many of its historic resources and character-defining houses demolished to make way for large private homes, small lot subdivisions

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<sup>23</sup> Historic Resources Group, “SurveyLA Historic Resource Survey Report: Venice Community Plan Area,” City of Los Angeles, Department of City Planning, Office of Historic Resources, (March 2015).

and gentrification. It is in danger of becoming characterized by these large contemporary structures, which are not aligned with the historically low-rise architectural standards previously set.

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## CONCLUSION

Marco Place Court at 924-928 West Marco Place is eligible for designation under Criterion 3.

Marco Place Court embodies the distinctive characteristics of a style, type, period, or method of construction as a 1925 bungalow court. It retains its original site plan, hardscaping, and architectural features. It has a U-shaped layout, featuring two rows of freestanding units that face inwards towards a wide central courtyard and concrete path with a two-story freestanding unit on the south side.

Constructed in Spanish Colonial Revival architectural style, it retains character-defining features including a flat roof with terra cotta tile copings and details, round arches at exterior façade and lightly textured stucco finish.

Marco Place Court is one of 26 bungalow courts in Venice that are eligible for designation. As one of 13 bungalows in the Spanish Colonial Revival style, and one of 23 built between 1920 and 1925, the Marco Place Court is an excellent example of a bungalow court in this style and period. It is unique as the only intact bungalow court located within the identified Milwood Venice Walk Streets Historic District.<sup>24</sup>

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<sup>24</sup> The other bungalow court identified in the Milwood Walk Street Historic District is located at 945 W Marco Pl. According to SurveyLA, it was originally a three-unit bungalow court, however, one unit was removed. Building permits from 2015 confirm that it is now a duplex. Los Angeles Department of Building and Safety, “Alteration/Repair, No. [15016-20000-01649](#),” January 26, 2015; Historic Resources Group, “SurveyLA Historic Resource Survey

Marco Place Court is a rare example of a bungalow court in its neighborhood. It must continue to stand as a reminder the 1920's architectural typology.

Venice's designation as a Special Coastal Community is dependent on it continuing to have "a particular cultural, historical, or architectural heritage that is distinctive..." (Venice Coastal Land Use Plan. Policy I. E. 1 General.)

When the City allows destruction of our historic structures, it diminishes Venice's ability to remain a Special Coastal Community: "... Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976". (ibid)

Marco Place Court has a legacy to cherish and honor.

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## *Appendices*

Appendix A Property Reports, Parcel Profile

Appendix B Permits (LADBS)/Table of Permits

Appendix C SurveyLA/HPLA

Appendix D Sanborn Maps, Early Venice Tract (1905)

Appendix E Physical Description (Photos)

Appendix F Santa Monica City Directories, Census

Appendix G Real Estate

Appendix H Among the Residents

Appendix I Correspondence / Letters of Support

APPENDIX A:  
Legal Documents



# City of Los Angeles Department of City Planning

## 2/24/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

926 W MARCO PL  
924 W MARCO PL

### ZIP CODES

90291

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2019-7393-CA  
CPC-2018-7548-CPU  
CPC-2014-1456-SP  
CPC-2005-8252-CA  
CPC-2000-4046-CA  
CPC-19XX-17632  
CPC-1998-119  
CPC-1987-648-ICO  
CPC-1984-226  
ORD-186104  
ORD-175694  
ORD-175693  
ORD-172897  
ORD-172019  
ORD-168999  
ORD-130338  
DIR-2014-2824-DI  
DIR-2008-4703-DI  
DIR-2008-3681-DI  
ENV-2019-7394-ND  
ENV-2014-1458-EIR-SE-CE  
ENV-2005-8253-ND  
ENV-2004-2691-CE  
ENV-2003-7524-CE  
ENV-2003-7523-CE  
ENV-2002-6836-SP  
ENV-2001-846-ND

### Address/Legal Information

PIN Number	108B149 260
Lot/Parcel Area (Calculated)	3,600.2 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID J5
Assessor Parcel No. (APN)	4241024008
Tract	VENICE ANNEX
Map Reference	M B 7-200
Block	17
Lot	10
Arb (Lot Cut Reference)	None
Map Sheet	108B149

### Jurisdictional Information

Community Plan Area	Venice
Area Planning Commission	West Los Angeles APC
Neighborhood Council	Venice
Council District	CD 11 - Traci Park
Census Tract #	2736.00000000
LADBS District Office	West Los Angeles

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R2-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2454 SurveyLA - Milwood Venice Walk Streets Historic District ZI-2406 Director's Interpretation of Venice Specific Plan and Small Lot Subdivision Ordinance ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor ZI-2273 Specific Plan: Venice Coastal Zone
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
Subarea	None
Specific Plan Area	VENICE COASTAL ZONE
Subarea	Oakwood-Milwood-Southeast Venice
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None

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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	4241024008
Ownership (Assessor)	
Owner1	KEEVE, FREDERICK H AND
Owner2	KEEVE, DOUGLAS N
Address	9950 FARRAGUT DR CULVER CITY CA 90232
Ownership (Bureau of Engineering, Land Records)	
Owner	DONOVAN, JEFFREY L
Address	2154 HERCULES DR LOS ANGELES CA 90046
Owner	IRISH, JOANNE M MARY ANN WEBSTER LIVING TRUST
Address	281 CORONA AVE LONG BEACH CA 90803
Owner	WEBSTER, MARY A. (TR) MARY A. WEBSTER LIVING TRUST DTD 5-23-1997
Address	4112 JASMINE AVE CULVER CITY CA 90232
Owner	WEBSTER, MARY A. (TR) MARY A. WEBSTER LIVING TRUST DTD 5-23-1997
Address	9950 FARRAGUT DR. CULVER CITY CA 90232
APN Area (Co. Public Works)*	0.165 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$219,469

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessed Improvement Val.	\$535,500
Last Owner Change	01/09/2024
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	992902
	9-811
	9-250-1
	9-250
	775117-8
	509156S
	483117
	331946
	1565335
	151479
	151478S
	143257
	119189
	0887329
	0780326
Building 1	
Year Built	1925
Building Class	D6
Number of Units	2
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	1,540.0 (sq ft)
Building 2	
Year Built	1925
Building Class	D6
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,012.0 (sq ft)
Building 3	
Year Built	1925
Building Class	D6
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,012.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 4241024008]

#### Additional Information

Airport Hazard	None
Coastal Zone	Calvo Exclusion Area Single Permit Jurisdiction Area
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Special Grading Area (BOE Basic Grid Map A-13372) No

Wells None

Sea Level Rise Area No

Oil Well Adjacency No

**Environmental**

Santa Monica Mountains Zone No

Biological Resource Potential None

Mountain Lion Potential None

Monarch Butterfly Potential No

**Seismic Hazards**

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 4.9161192

Nearest Fault (Name) Santa Monica Fault

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 1.00000000

Slip Geometry Left Lateral - Reverse - Oblique

Slip Type Moderately / Poorly Constrained

Down Dip Width (km) 13.00000000

Rupture Top 0.00000000

Rupture Bottom 13.00000000

Dip Angle (degrees) -75.00000000

Maximum Magnitude 6.60000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction Yes

Preliminary Fault Rupture Study Area None

Tsunami Hazard Area No

**Economic Development Areas**

Business Improvement District None

Hubzone None

Jobs and Economic Development Incentive Zone (JEDI) None

Opportunity Zone No

Promise Zone None

State Enterprise Zone None

**Housing**

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website <https://housing.lacity.org>

Rent Stabilization Ordinance (RSO) Yes [APN: 4241024008]

Ellis Act Property No

AB 1482: Tenant Protection Act No

Housing Crisis Act Replacement Review Yes

Housing Element Sites

HE Replacement Required N/A

SB 166 Units N/A

Housing Use within Prior 5 Years Yes

**Public Safety**

Police Information

Bureau West

Division / Station Pacific

Reporting District 1432

Fire Information

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Bureau	West
Battalion	4
District / Fire Station	63
Red Flag Restricted Parking	No

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2019-7393-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT
Case Number:	CPC-2018-7548-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-19XX-17632
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1998-119
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1987-648-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE VENICE COASTAL ZONE WHICH WILL TEMPORARILY PERMIT ONLY BUILDING DEVELOPMENT WHICH IS IN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA
Case Number:	CPC-1984-226
Required Action(s):	Data Not Available
Project Descriptions(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN THE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OF EL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	DIR-2014-2824-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	DIRECTOR'S INTERPRETATION OF A SPECIFIC PLAN PURSUANT TO LAMC SECTION 11.5.7.H. THE INTERPRETATION SHALL ONLY BE APPLICABLE TO THE VENICE COASTAL SPECIFIC PLAN.
Case Number:	DIR-2008-4703-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	VSO - DEMO (E) SFD; CONSTRUCT NEW 3-STORY SFD + 2 UNCOVERED PKG
Case Number:	DIR-2008-3681-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	DIRECTOR'S INTERPRETATION OF SMALL LOT SUBDIVISIONS FOR VENICE SPECIFIC PLAN
Case Number:	ENV-2019-7394-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CODE AMENDMENT
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2004-2691-CE

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Required Action(s): CE-CATEGORICAL EXEMPTION  
Project Descriptions(s): SMALL LOT/TOWNHOME ORDINANCE

Case Number: ENV-2003-7524-CE

Required Action(s): CE-CATEGORICAL EXEMPTION  
Project Descriptions(s): WILL PUT IN LATER.

Case Number: ENV-2003-7523-CE

Required Action(s): CE-CATEGORICAL EXEMPTION  
Project Descriptions(s): WILL PUT IN LATER.

Case Number: ENV-2002-6836-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

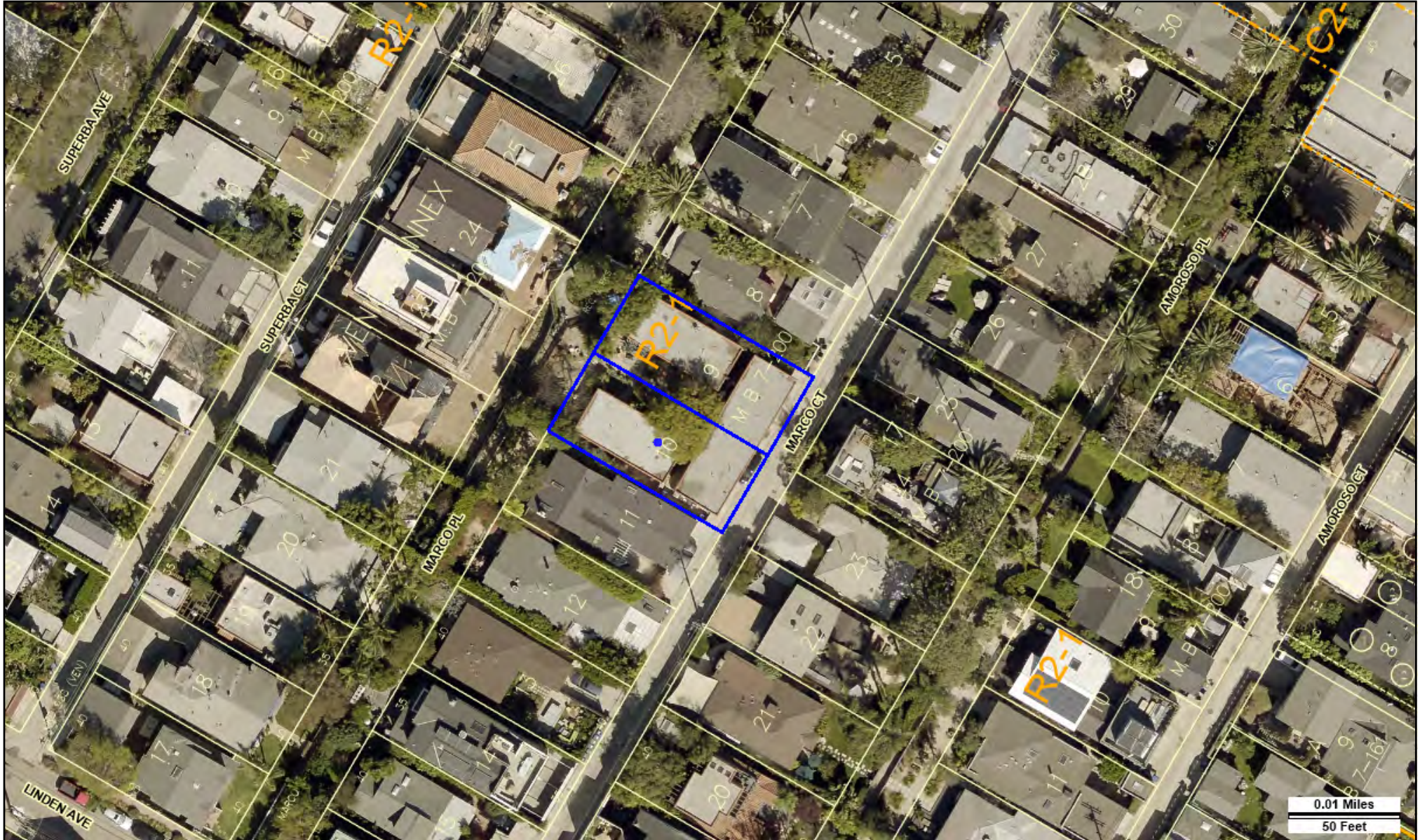
Project Descriptions(s): VENICE COASTAL SPECIFIC PLAN AMENDMENT prepared and adopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.

Case Number: ENV-2001-846-ND

Required Action(s): ND-NEGATIVE DECLARATION  
Project Descriptions(s):

## DATA NOT AVAILABLE

ORD-186104  
ORD-175694  
ORD-175693  
ORD-172897  
ORD-172019  
ORD-168999  
ORD-130338



Address: 926 W MARCO PL

APN: 4241024008

PIN #: 108B149 260

Tract: VENICE ANNEX

Block: 17

Lot: 10

Arb: None

Zoning: R2-1

General Plan: Low Medium I Residential



<b>BUILDING PERMIT RECORD 928 W. Marco Pl, Venice CA 90291</b>			
<b>Permit No.</b>	<b>Date</b>	<b>Description</b>	<b>Value</b>
<b>1957VE16829</b>	5/7/1957	Replace sill and restore stucco to seal foundation and earth contact for 924	\$175
<b>1987WL70759</b>	9/9/1987	Re-Roof 926	\$1440
<b>19016-30000-29065</b>	9/25/2019	Window change out, same size and type for residential building at 926	\$600
<b>20041-90000-42352</b>	12/8/2020	Switch and electrical replacement for 928	Not Listed
<b>20044-90000-11861</b>	12/8/2020	Install Wall Furnace 928	Not listed
<b>21041-90000-88460</b>	10/22/2021	Replace GFI outlet	Not Listed
<b>21042-90000-60281</b>	10/22/2021	Replace tankless water heater	Not Listed
<b>18016-10000-31731</b>	1/6/2023	Soft story retrofit as per LABC Chapter 93. Install (N) SCCS	\$20,000
<b>23042-90000-02996</b>	2/13/2023	Install three earthquake valve meters	Not Listed
<b>23042-90000-02997</b>	2/13/2023	Install three earthquake valve meters	Not Listed
<b>NO PERMITS FOUND</b>			
Metal Overhangs over doors			
Refurbish Interiors (kitchen counters/floors: units 924-1/2, 926, 928; bathroom updates)			
Glass sliding door additions: units 928, 928-1/2			

APPENDIX C:  
SURVEYLA  
HISTORICAL PLACES LA



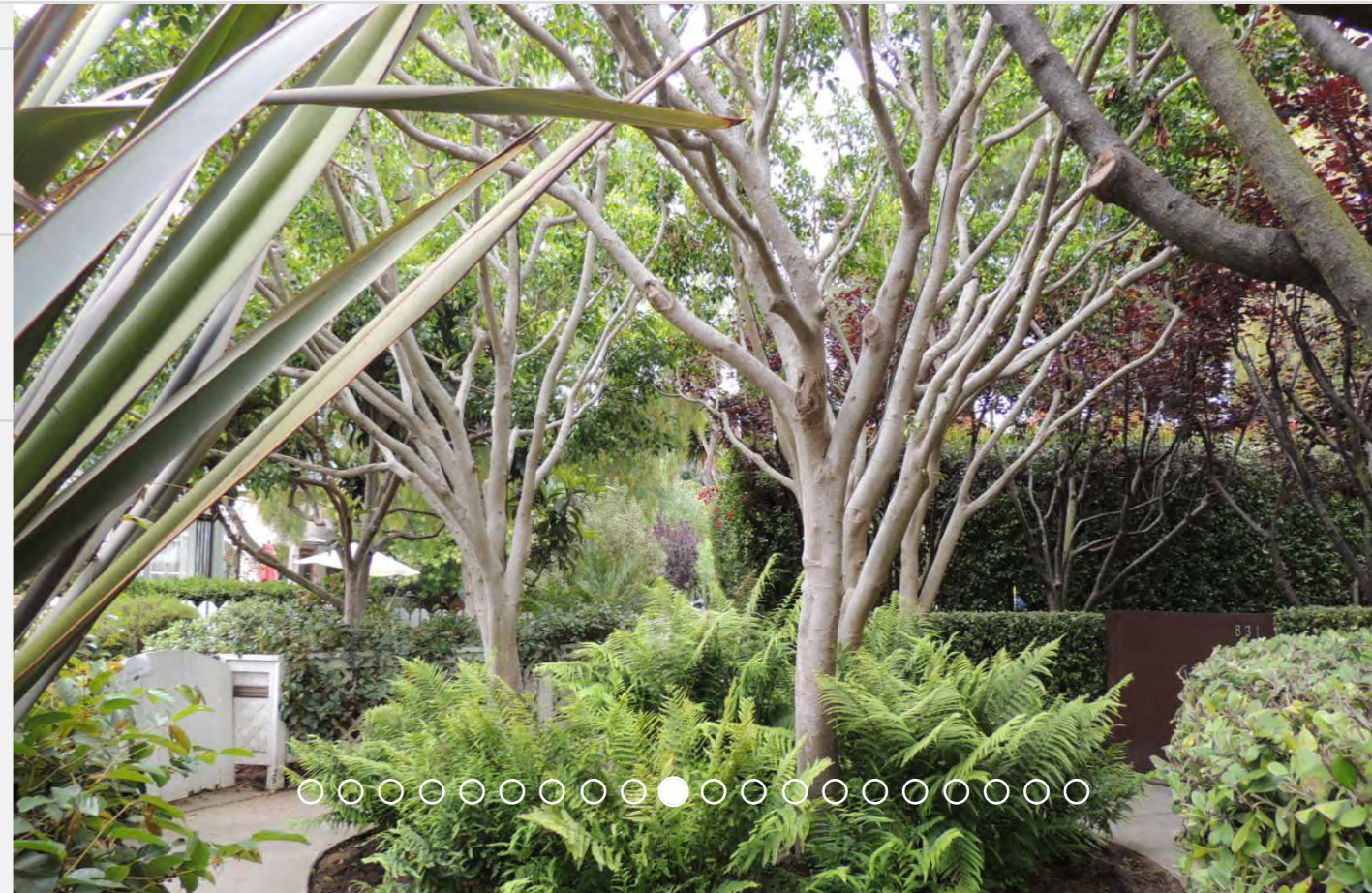
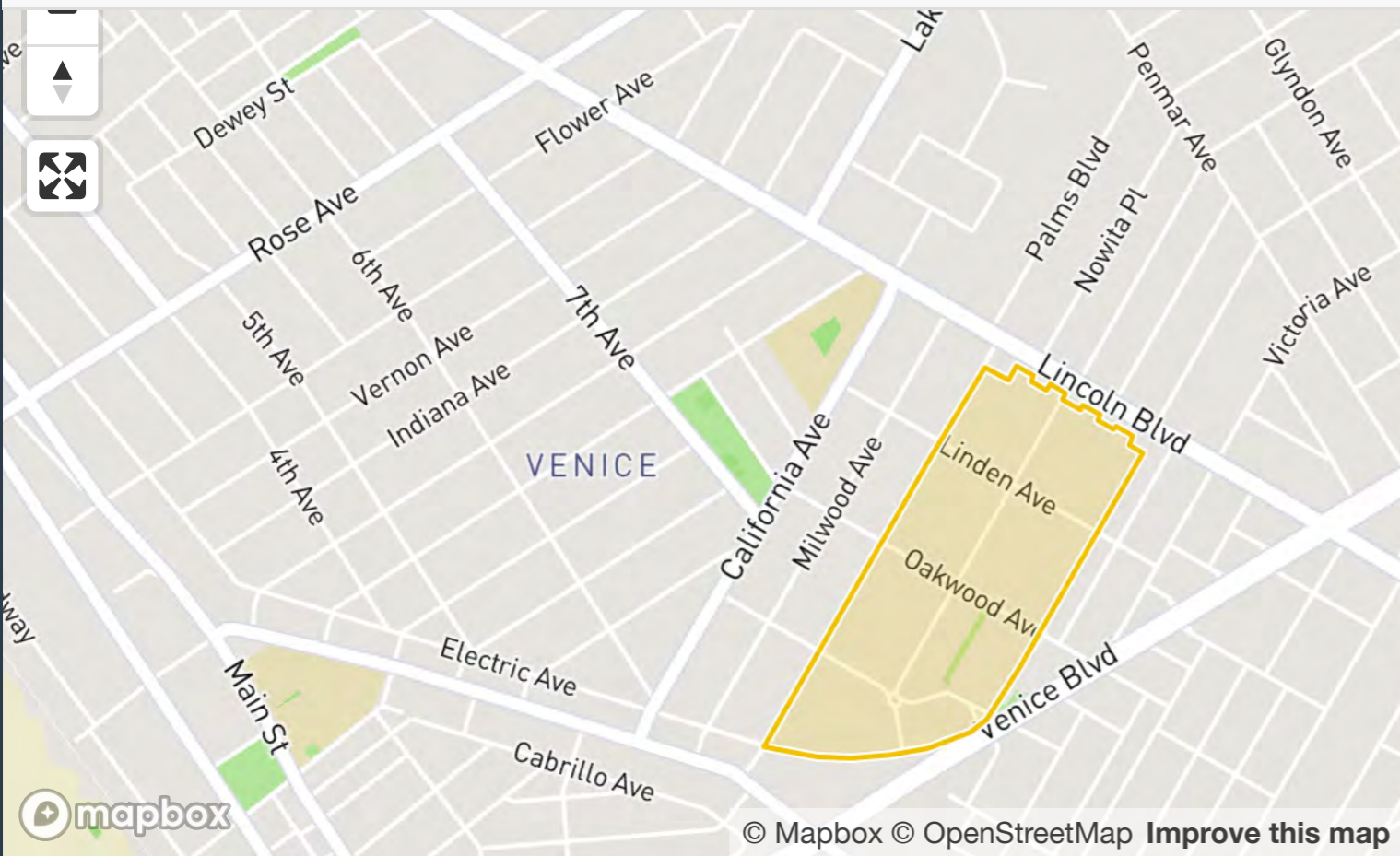
ADMIN LOGIN

HOME ABOUT SEARCH



Historic District - Milwood Venice Walk Streets Historic District

Report Date: November 17, 2024



Overlays Legend

Name

Milwood (Alternative)

Milwood Venice Walk Streets Historic District (Primary)

Arches 7.6.1b0

http://archesproject.org

MyLA311: Request City Services | Privacy Policy | Disclaimer

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HELPFUL LINKS

- City of Los Angeles
City Departments, Agencies, and Bureaus
2020 Census
Community Resource Guide
Site Map

CONTACT US

- Locations and Hours
Appointments
Media Inquiries
Social media icons: Facebook, Instagram, Twitter, LinkedIn, YouTube

PLANNING TOOLKIT



"https://hpla.lacity.org/report/8867b8cd-ac32-48a0-a0d7-0678f5fc12e6"



HistoricPlacesLA is powered by Arches, an open-source, web-based, geospatial information system for cultural heritage inventory and management.



Primary Address: 920 W MARCO PL  
 Type: Contributor  
 Year built: 1920  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Vernacular



Primary Address: 925 W MARCO PL  
 Type: Contributor  
 Year built: 1907  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman, Japanese



Primary Address: 927 W MARCO PL  
 Type: Not sure  
 Year built: 1923  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Unknown/not visible



Primary Address: 928 W MARCO PL  
 Other Address: 924 W MARCO PL  
 926 W MARCO PL  
 Type: Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Multi Family; Bungalow Court  
 Architectural style: Spanish Colonial Revival



Primary Address: 931 W MARCO PL  
 Type: Non-Contributor  
 Year built: 2000  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Other



Primary Address: 932 W MARCO PL  
 Type: Non-Contributor  
 Year built: 1925  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Vernacular

APPENDIX D: SANBORN MAP



Sanborn Map. 1950. Source: Los Angeles Public Library.

## APPENDIX E: PHYSICAL DESCRIPTION



Marco Place walkway, Marco Place Court to the left. View facing southwest. 10.21.24



Marco Place Court to the right. View facing west. 10.21.24



View facing southwest 10.21.



View facing southwest 2 10.21.24



928 Marco Pl view from walkstreet south to upstairs & Jacaranda 2.10.24



View facing southeast. 10.21.24



View facing northwest. 10.21.24





View facing southwest under stair 10.21.24

928 Marco Pl Jacaranda and east units  
2.10.24





924 Marco Pl Arch with buttress exterior  
4.29.24



928 Marco Pl. Arch breezeway 4.29.24



928 Marco Pl Interior Original 5-lite window 4.29.24

928 Marco Pl Interior Original kitchen window/counter/cabinets 4.29.24





928 Marco Pl Original Interior Arch 4.29.24

Marco Place Court,  
view facing southeast.  
10.21.24



928 Marco Pl Original  
15-lite door 4.29.24



Marco Court, rear alley, garages

APPENDIX F:  
Santa Monica Street Directories

Selected pages from the Bay Cities Directory

# Claude C. Haworth

FORD and LINCOLN DEALER

1127 Santa Monica Boulevard, Santa Monica, Cal.



THE UNIVERSAL CAR

PHONE 23211 and 12

## CARROLL

J.  
DALY  
&  
CO.

Real  
Estate  
Rentals  
Loans

Management  
of  
Property

10 Venice Blvd.  
(Formerly Center)

Cor. Speedway  
Venice

Phone 61221

544

BAY CITIES DIRECTORY

McDaniel Jesse R cable splicer S M Bay Tel Co h 1423b  
10th S M  
McDaniel Mary F wid John M h 1423b 10th S M  
McDaniels Ruth clk H J Hardin r Culver City  
McDermid Hugh r Soldiers Home  
McDermid Hugh N r Soldiers Home  
McDermont Chapman r Soldiers Home  
McDermott Alexius (Adelaide) carp h 3115 101st av S  
McDermott Chas H (Sallie C) h 1244 15th S M  
McDermott Frank J r Soldiers Home  
McDermott Geo tchr r 447 16th S M  
McDermott Mabel maid Soldiers Home  
McDermott Paul E r Soldiers Home  
McDermott Richd r Soldiers Home  
McDermott Wm r Soldiers Home  
McDillon Agnes h 141½ Surf O P  
McDillon Bonnie r 141½ Surf O P  
McDonald Albt J (Mattie) lather h 2509 Trolleyway V  
McDonald Alfd E r Soldiers Home  
McDonald Alice A h 113 Vista pl V  
McDonald Angus (Edna) plstr h 2334 Glyndon av V  
McDonald Annie L Mrs h 326 San Vicente blvd S M  
McDonald Arnold M (Nora) master mech L A Pressed  
Brick Co h 1538 18th S M  
McDonald Beulah usher Rosemary Theatre O P  
McDonald Bella tchr r 26 Breeze av V  
McDonald Bertha wid J A h 1024 Central av O P  
McDonald Burton C investigator h 926 Marco pl V  
McDonald Chas r Soldiers Home  
McDonald Clyde W (Vera) driver Security Van & Storage  
Co h 2518 103d av S  
McDonald Danl r Soldiers Home  
McDonald Danl P (Margt O) adv h 1135 17th S M  
McDonald Donald r Soldiers Home  
McDonald Francis D r Soldiers Home  
McDonald Frank E (Susie V) carp h 1933 18th S M  
McDonald Frank L (Alice) sta eng L A Pressed Brick Co  
1417 23d S M  
McDonald Frank W (Grace A) mgr Glenwood Apts h 1038  
2d S M  
McDonald Franklin r Soldiers Home  
McDonald F Ralph (Bell) firemn Soldiers Home h 11835  
Darlington av W

# BAY LUMBER COMPANY

Santa Monica Yard—Seventh and Colorado  
Phones 21136 and 24909

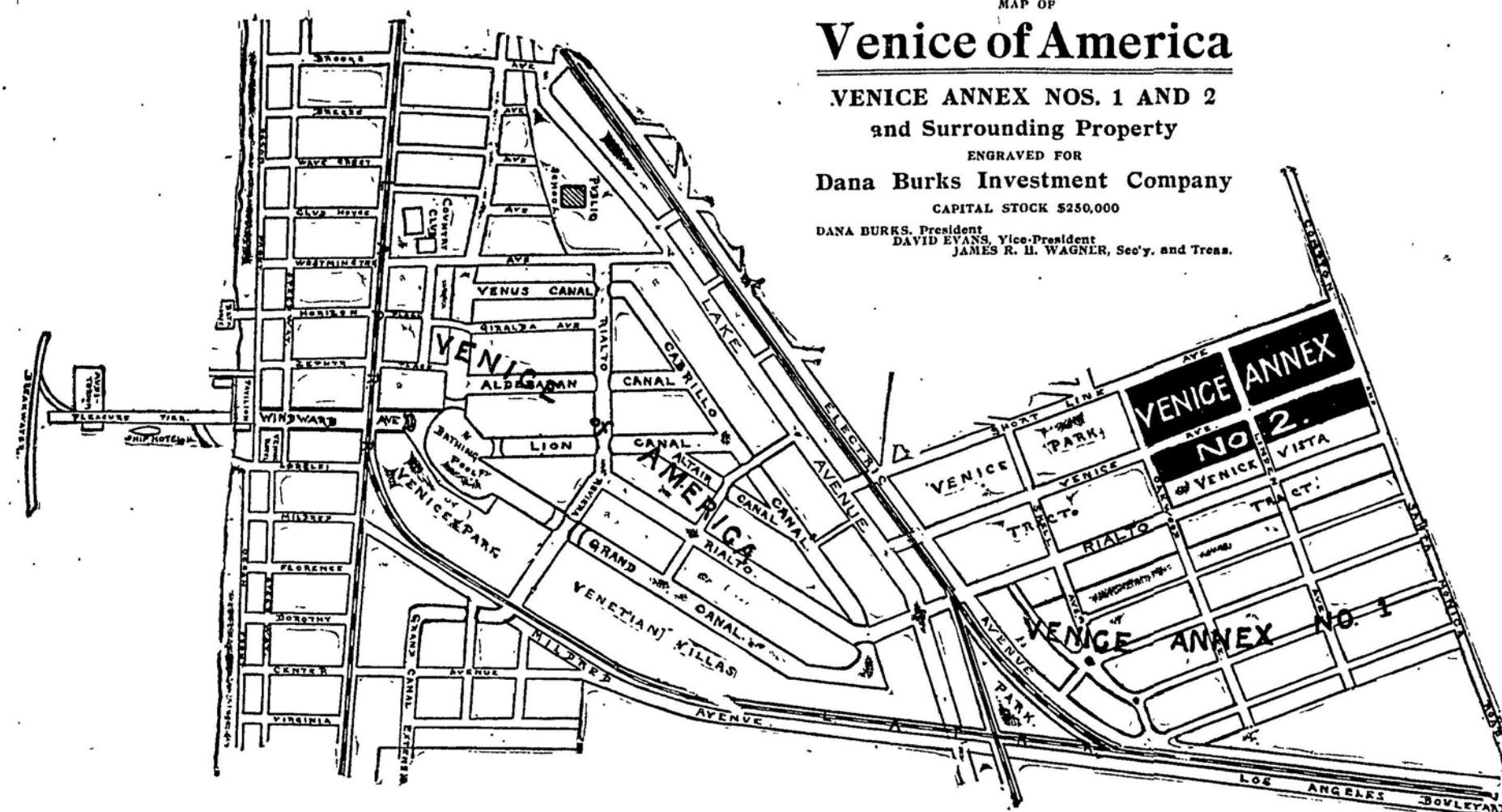
Venice Yard—658 Venice Blvd.  
Phone 61387





APPENDIX G:  
REAL ESTATE ANNOUNCEMENTS  
/ADS  
SALES/RENTALS

# Map Showing **VENICE ANNEX No. 2**



MAP OF  
**Venice of America**

**VENICE ANNEX NOS. 1 AND 2**  
and Surrounding Property

ENGRAVED FOR  
**Dana Burks Investment Company**  
CAPITAL STOCK \$250,000  
DANA BURKS, President  
DAVID EVANS, Vice-President  
JAMES R. H. WAGNER, Sec'y. and Treas.

**VENICE ANNEX NO. 2** is only two short blocks from Venice of America, is about twenty feet higher than Venice, and commands a grand view of mountain, valley and the picturesque gardens and canals of Venice.

**ALL OF THE ADVANTAGES** of Venice can be enjoyed by the residents of Annex No. 2.

**RIALTO, THE MAIN THOROUGHFARE** through Venice to Windward Avenue, borders Annex No. 2.

**THE FLORAL CULTURE** of Annex No. 2 will be of a high character. Ornamental trees (one for each lot,) palms, shrubs and flowers will be used in abundance, and same will be maintained by the owner for one year.

**WATER MAINS** are contracted for, and will be put in at once.

The value of Venice Annex No. 2 does not depend upon promises or what some individual is hoped to do, but is assured by the fact of what has been done, not only by capital, but by the people themselves, who have made Ocean Park and vicinity the most popular all-year-round residence city in Southern California. Ocean Park is as destined to continue its first place as a residence city in Southern California as Los Angeles is its position as a commercial city.

**THE ROADS AND WALKS** in Annex No. 2 are to be of the same character as those of Venice of America and Annex No. 1, namely: Disintegrated granite (the finest park walks,) and in addition all roads will be treated with heated oil and with the latest tamping process.

**THE OWNERS** have made arrangements with Mr. Robert Armstrong, the supervising landscape gardener of Venice of America, to take charge, in a like capacity, of Annex No. 2.

**IMPROVEMENTS** and maintenance for one year are without expense to the purchaser.

**LOT OWNERS** will have all the advantages of the Venice Improvement Association.

Conservative investors are united in the belief that Southern California will continue its marked growth indefinitely. So long as this condition lasts Ocean Park property will continue to increase in value. "Annex No. 2" offers exceptional opportunities for good, safe investment. You can buy today on original contracts. Prices from \$600.00 to \$800.00—one-quarter down. Don't wait until it's too late. This week will show all lots sold in this beautiful tract. Mr. Dana Burks, the owner, assures all buyers of all improvements and their maintenance for one year.

For Information, Maps, Prices, Etc., See Any Agent at Venice or Ocean Park, or

## James R. H. Wagner, General Selling Agent.

Office Ocean Front Opposite Venice Pavilion.

# Dana Burks' Venice Annex Number Two

Choicest Residence Section in Venice

THE VERY BEST OPPORTUNITY IN BEACH PROPERTY

Adjoins Venice of America

Lowest Prices---Best Terms

Fully Improved  
\$150 Down--Balance  
6-12-18 Months

## Lots Only \$600.00

Safe--  
Sound--Sure  
Profits

Venice Annex No. 2 is only 2 short blocks from Venice of America, is about 20 feet higher than Venice, and commands a grand view of mountain, valley and the picturesque gardens and canals of Venice.

All of the advantages of Venice can be enjoyed by the residents of Annex No. 2.

Rialto, the main thoroughfare through Venice to Windward avenue, borders Annex No. 2.

The floral culture of Annex No. 2 will be of a high character. Ornamental trees (one for each lot,) palms, shrubs and flowers will be used in abundance, and same will be maintained by the owner for one year.

Isn't it better to buy where things ARE than where they are promised?

Have you been to Venice? Don't you agree that it is the greatest resort? Ocean Park and Venice will be greater as a winter than as a summer resort.

Any property at present prices can be improved and will net the owner from 12 to 18 per cent. Why not invest where profits are sure, prices are stable, and risk eliminated? Did you ever hear of anyone who bought property here who did not make money?

### Venice Annex No. 2 Will Make You Money

Adjoining lots in Venice which sold a few months ago for \$600 are now worth \$1600 to \$2600. The lots we offer now share all of the advantages afforded by the canals, gardens and other attractions of Venice.

Tract Half Sold—Going Fast—See Us Soon

For Information, Maps, Prices, Etc. See Any Agent at Venice or Ocean Park, or

# JAMES R. WAGNER, General Selling Agent

OFFICE OCEAN FRONT, OPPOSITE VENICE PAVILION

The roads and walks in Annex No. 2 are to be of the same character as those of Venice of America and Annex No. 1, namely, Disintegrated granite (the finest park walks,) and in addition all roads will be treated with heated oil and with the latest tamping process.

The owner has made arrangements with Mr. Robert Armstrong, the supervising Landscape Gardener of Venice of America, to take charge in a like capacity of Annex No. 2.

Water mains are contracted for and will be put in at once.

Improvements and maintenance for one year are without expense to the purchaser.

Lot owners will have all the advantages of the Venice Improvement Association.

**Board of Trustees to Vote on Second Bond Issue**  
Special to The Herald.

OCEAN PARK, June 6.—In regular session this evening the board of city trustees accepted the bid of \$263, offered by H. C. Rogers as a premium for the \$10,000 sewer bond issue. Two other bids were received. Two permits were granted for the erection of tents at Venice and a resolution to improve and grade Raphael and Waldo streets was adopted. A special election to vote on the proposition of annexing a strip of land lying south of Pier avenue and outside the survey is being considered and will be voted on at the next meeting of the board.

By far the biggest recent transaction in close-in property was reported today, when Mayor Dana Burks and David Evans completed negotiations for the purchase of a tract of land lying east of Venice and within a few minutes walk of Ocean Park's main street. The new addition is to be improved at once and will be known as Venice annex. It is the intention of the owners to spare nothing in making the property attractive, and one of the finest beach residence sections along the coast. The tract will be subdivided into 400 lots, all of which will be sold under restriction.

## Burks purches venice Annex

Clipped By:

sakother

Fri, Apr 12, 2024

incubatory chain and is fitted up in an attractive manner. It carries a fine line of imported and American staple and fancy groceries and liquors. The proprietor is Robert A. Meyer, a fine business man and a practical grocer. A good clerical and delivery service is maintained and telephone orders receive careful attention. Sunset 3641, Home 4276.

In line with the excellent service of this concern is the handsome cigar stand of the Whitney Cigar Company, occupying the opening corner of the store and supplying the finest assortment of smokers' articles at reasonable prices. The firm is composed of E. F. Whitney, and his son, W. W. Whitney, the latter being a prominent Elk and lived in Los Angeles for some years.

**"THE PERGOLA" ICE CREAM AND CONFECTIONERY PARLOR.**

Residents of Venice will find no more satisfactory headquarters for supplies than at the Pergola company's ice cream and confectionery parlors. The Pergola, besides its cream, candies and sodas, always has on hand ice cold orangeade, hot chocolate, coffee, tea and cake. The parlors for serving the refreshments is one of the handsomest on the Coast and fitted up in a most original and refined style. It is located at 20 Windward avenue. The company provides nothing but the finest of goods, while the prices are as reasonable as is possible with high grade goods and service.

**BANK OF VENICE.**

The Bank of Venice is conducting fiduciary operations of astonishing healthfulness and increase in the short time of its establishment. Organized under the laws of the State of California, it does a general banking business, with a department particularly devoted to foreign exchange. It occupies handsome modern quarters and its conveniences to the public include a safety deposit department. The personnel of officers is as follows: David Evans, president; T. H. Dudley, vice-president; R. A. Dalogge, cashier; Walter Wheat, William Mead and John S. Hunt.

**VENICE GARAGE.**

The Venice garage is located in the Power house building, and occupies handsome quarters, 30x100 feet, where it has ample room for all the necessary appliances and space for auto storage. The repair department is in charge of an experienced mechanic, while the garage is superintended by the proprietor, W. H. Risley, formerly of Los Angeles. Auto supplies of all kinds kept, besides autos are on hand for rent. Prices are reasonable and the service of the best. The shop is open day and night. Home Phone 4215.

**VENICE ANNEX.**

Venice Annex, which adjoins and lies immediately to the west of Venice Gateway Tract, is beginning to show the results of months of toil in bringing it to its high state of development. The floral and tree scheme that is being worked out on the Annex, is going to make it the bowler garden of Ocean Park. Over 600 trees have already been planted, being of the flowering acacias and live oak varieties, the plants being that as the oaks attain sufficient size, the acacias, which are rapid growers, can then be removed, which will

leave four avenues of solid arbors of oaks, something that has never been attempted in Southern California.

Howard & Smith have received the contract to supply all the plants for the Annex, which will necessitate about 10,000 geraniums, large quantities of marguerites, ornamental palms, etc. Mr. John Meier, formerly landscape architect for Venice of America, has been employed on a yearly contract as superintendent of the floral culture.

The sewer and water systems are entirely installed, the concrete work finished, and the oiled roads near the state of completion. With all these improvements, Venice Annex is going to offer to the residents of Ocean Park an ideal spot for those who desire to live upon the dirt.

Rather than following the conventional size of lots of Venice of 25 and 30 feet, the lots in the Annex range from 35 to 40 feet in width. The land lies well above the level of the sea, and with the remarkable fertility of the soil, it possesses every condition conducive to ideal living.

Yameto Kushibiki, the Japanese commissioner, and proprietor of the exhibit at Venice, has his plans for a beautiful Japanese villa with Japanese floral garden. With the other plans for building of homes on the Annex, it is certain that by fall this beautiful property will show evidence of a thriving little community.

**VENICE RINK CO.**

Venice has one of the finest skating rinks on the Coast, located in a fine large pavilion, well ventilated and with good spectators' balconies. Its skating floor is highly polished of hard maple with a surface of 75x320 feet. The finest steel ball-bearing skates are furnished, while expert and gentlemanly instructors are at hand to assist. Attractive features are offered frequently, such as fancy exhibitions, races, fine music and masked balls. The manager is C. L. Colson, who understands all the details of the roller-skating business. The rink is owned by the Messrs. W. R. Wheat, T. O. Evans and Wesley Haskell, a trio of well-known business men. The Venice rink has now been in operation for two months.

**LEWIS E. BRADT.**

One of the most thoroughly posted men in Venice of America is probably Mr. Lewis E. Bradt of that city. Mr. Bradt has grown up with the city since its inception and has closely followed its development from the beginning. Mr. Bradt is at present in charge of the land department of the Abbot Kinney Company. Being so close to headquarters, it may naturally be expected that Mr. Bradt is in a position to know realty values, both present and future, and his opinion in any business of this sort may be relied upon. In addition to having been acquainted with the past growth of Venice, Mr. Bradt is familiar in large measure with plans for the future and can advise the intending purchaser of the best bargains to be secured. His list of clients is large and includes many of the most influential residents of Los Angeles and Venice. His familiarity with beach resorts has gained for him the reputation of all

928 Marco Place Courtyard Housing

11/23

7

**90 FOR EXCHANGE—REAL**

3 LARGE sunny rooms and bath,  
extra bed. Overstuffed. Garage.  
Good location. Reasonable rent. In-  
quire 928 1/2 -A Marco Place, Venice.

**\$7 Mo. and up. Ph. 65430**

J. KEARNEY, 405 Howland canal.

**REAL ESTATE**

**74 FOR SALE—HOUSES**

805 CRESTMORE PLACE. HOUSE  
FOR SALE—\$3,500.

DUPLEX and cottage. Corner lot,  
near ocean. Sale or trade. Bargain.  
Call 450 Carroll canal.

928 1/2 -A for rent 1929



Clipped By:

sakother

Fri, Feb 23, 2024

Embedded PDF

# VENICE OF AMERICA.....

Sold by Mrs. Geo. Sibley. Buy to-  
day; double your money in 90 days

**MRS. GEO. SIBLEY**

170 Pier Avenue      Ocean Park, Cal

[Full text - PDF](#)[Page view - PDF](#)[Abstract/Details](#)**OCEAN PARK.: A WATER DOUBLING.**

SPECIAL CORRESPONDENCE OF THE TIMES.

*Los Angeles Times (1886-1922)*; Jul 18, 1905; ProQuest Historical Newspapers: Los Angeles Times  
pg. 17**OCEAN PARK.****A WATER DOUBLING.**

[SPECIAL CORRESPONDENCE OF THE TIMES ]

OCEAN PARK, July 17.—Twenty carloads of 8-inch iron water pipe have arrived from the East, to be used in doubling the ability of the local water company to supply the beach. The 4-inch mains are to be taken up and the new pipe will replace it. The job is a large one, and means the outlay of many thousands of dollars.

**RANCH TO BE LOTS.**

The fifty-five-acre tract of John Metcalf, east of and adjoining Venice, has been purchased by a syndicate, and is being platted. It is being cut into 384 lots, and will be put on the market as Venice Gateway. The electric line runs through it. The streets are being graded and oiled, set to palms, and shade trees, and improved with cement curbs and sidewalks.

**IN BRIEF.**

J. F. Tenney of Chicago is a late addition to the Illinois colony on the beach.

A. Schwartz and family are here from El Paso.

Mr. and Mrs. W. L. Peters of Riverside are summering by the sea.

Mrs. F. H. Short is a visitor from Fresno.

Mr. and Mrs. C. E. Palmer are here from San Bernardino.

Mr. and Mrs. Lynn Baldwin are beach visitors from Whittier.

Mr. and Mrs. Davis M. Clark have gone to Sonoma county to make their

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Details

Display Ad 23 -- No Title

Los Angeles Times (1886-1922); Jul 18, 1905; ProQuest Historical Newspapers: Los Angeles Times

pg. 17

**VENICE OF AMERICA**

**VENICE GAT**

The only high mesa land adjoining Venice  
 the most beautiful and unique plan ever used in  
 An uninterupted view  
 Venice of America, Ocean Park, Playa del Rey

**Notice**

This beautiful subdivision  
 will be on the market on  
 sale

**Thursday,  
 July 20**

At the office of  
**N. J. Nolan**  
 SUCCESSOR TO  
 NOLAN & SMITH,  
 228 West Second St.

And at the office on  
**Windward  
 Ave., Venice,**  
 OPPOSITE BANK.

This is a very unusual chance for investors. Its close proximity to Abbot Kinney's

**Venice of America**

its unique and beautiful plan of platting; its elevation, fertile soil; the quality of improvements; good water; fine views; 120-foot boulevard extends through the entire tract; beautiful gateway, extending over the railroad tracks and lighted by electricity, and reasonable prices are bound to make this the most desirable

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Full Text | Historical Newspaper

## Classified Ad 14 -- No Title

Los Angeles Times (1886-1922); Los Angeles, Calif.. 22 July 1905: 19. [Browse this issue](#)

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All Options

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### FOR SALE--VENICE LOTS GOING UP IN PRICE

Great demand, but we have a few lots at a low figure, also a lot in Venice Annex. We have also a few lots in Venice Gateway at first price

#### VENICE BUREAU.

315 West Fourth Street.

Opposite Santa Monica car station 23

FOR SALE--VENICE, SOME BARGAINS today, a very choice silver strand lot \$1500, worth \$2100; a lot that will soon be business property, \$3500, a Venice canal lot, \$2100, a Wallgrove lot, \$662. OLD SETTLERS INVESTMENT CO., 601-603 Grant Bldg. Also 9 Pavilion, Venice. 22

FOR SALE--COMPLETELY FURNISHED house and lot in Venice. No. 9, Dorothy ave. and Speedway. For terms inquire at 225 BULLARD BLDG., Los Angeles. 27

FOR SALE -- COMPLETELY FURNISHED house and lot in Venice. No 9 Dorothy ave. and Speedway. For terms, inquire at 225 BULLARD BLDG., Los Angeles. 27

### OCEAN PARK.

#### FOR SALE--ATTENTION IF INTERESTED

In beach property, take the "Surf Route" observation car, leaving P. E Depot, Sixth and Main st., daily at 10 a.m.; and you can see all the beaches from San Pedro to Huntington Beach in ONE DAY for ONE DOLLAR. See ad. in amusement column.

#### FOR SALE--

RENT and EXCHANGE; business, residences and vacant properties on sand or dirt at VENICE, OCEAN PARK and SANTA MONICA, prices right.

ROBBINS REALTY CO.

144 Pier ave., Ocean Park.

FOR SALE--FURNISHED COTTAGE NEAR Ocean Front, at a bargain; easy terms. CHAS. J. HINDERSHEIM & CO., 142 1/2 Pier ave., Ocean Park.

### SAN PEDRO.

#### FOR SALE -- SAN PEDRO BARGAIN; WE

are sole agents for 15 pieces property in different localities; 50x125 feet on Sixth near Mesa; 50x125, n. corner near Sixth and Mesa; 2 lots near 17th and Mesa; out on Sixth near Centre; lot on Beacon near 14th. And many others. Call and see us, you will be satisfied with the price as it is much lower than quoted by others in same locations

SHERWOOD &amp; KOYER.

23 203 Trust Bldg., Second and Spring

friends' friends, ad infinitum, old Hartje has broke loose at San Pedro. Have cream of San Pedro business property for sale,

Los Angeles Times (1886-1922); Aug 13, 1905; ProQuest Historical Newspapers: Los Angeles Times pg. V17

# THE ROAD TO FORTUNE LEADS THROUGH VENICE GATEWAY

LARGE LOTS \$500 AND UPWARD, INCLUDING ALL IMPROVEMENTS

It is impossible to give in cold type more than a faint conception of the splendid money-making opportunities expressed in the opening prices of Venice Gateway lots.

Venice Gateway is, to all intents and purposes, an integral part of Venice of America, with the added advantage of elevation which gives it a commanding view for miles in every direction. It is sure to become the real residence section of Venice as Chester Place is to remain the garden spot of Los Angeles.

Already, before the street work is finished, contracts have been let for four handsome homes, to cost in the aggregate over thirty thousand dollars. Canal lots in Venice are selling for \$3500 to \$6500 each, the first price of which ran from \$350 to \$650. Not everyone cares to live on a canal.

### Within a Block, on High Mesa Land

Splendid building lots can be had in

### VENICE GATEWAY

for \$500 and up. There isn't one chance in a thousand that the price of these lots will not advance in the same ratio as the canal lots in Venice, when the present plans for Venice are completed.

**M. J. NOLAN,** 223 WEST SECOND STREET.

**NOLAN, METCALF & SIMPSON,** Windward Avenue, Venice.  
OPPOSITE THE BANK.

**S. J. WHITE & CO.**  
417 Pacific Electric Bldg.

**WRIGHT & CALLENDER**  
319-323 S. Hill St.

# WEST ADAMS TERRACE

FRONTING NEARLY 2500 FEET ON  
**WEST ADAMS STREET**

**THE CHOICEST RESIDENCE TRACT NOW ON THE MARKET**

Being the last of the high table land on this fashionable boulevard, with a magnificent panoramic view across the perpetually green Santa Monica valley to mountains and sea.

### IMPROVEMENTS ARE TO BE STARTED THIS WEEK

All cement work to be of the highest standard, according to city specifications. Streets 70 to 100 feet wide, sidewalked, curbed and oiled, with broad parkways from 8 to 12 feet on all Avenues and Adams Street. Lots to be above grade, and

Dana Burks, photo, LA Herald July 4, 1905

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928 Marco Place Courtyard Housing

11/23

17

THREE large sunny rooms and bath, bedroom, extra bed; overstuffed, garage. Good location. Reasonable. Apply 928 1/2-A Marco Place, Venice.

SUNNY, clean, 3 rms. and bath, bedrm., extra bed. Reas. 329 Vernon, V.

5 ROOMS, 2 bedrms., and sleeping porch, partly furn.; laundry rm. in dble gar. Nice fenced-in yd. Nr. schls, stores, etc. 619 Broadway, V.

Complete rental service. See Miller and Howorth, 1117 Washington Blvd.

3 RMS., wicker furn., high oven. Gar. Inquire 223 Carroll canal.

2 HOUSES, comp. furn., except linen. Gar. House water paid. \$21 and \$20. 673 Broadway, Venice.

WHEN answering these Want Ads, please mention the Venice Vanguard.

\$20 monthly, 3-room, furnished house and garage; nice district; stores, school; bus 1/2 blk. Lawn and flowers. 937 Marco Pl., Venice.

\$25—5 rms., bath, screen porch, gar. in rear. 623 Broadway, V. Wat. pd.

3 RMS., 1/2 cottage. Large bedrms., yd., flow. 1210 Electric, Ave., V. \$22.

For rent 1929 -05



Clipped By:

sakother

Fri, Feb 23, 2024

928 Marco Place Courtyard Housing

11/23

18

**FOR SALE--**

**VENICE ANNEX**

The concrete work in the ANNEX will be finished in about thirty days.

The planting of oak trees will immediately follow, including flowers, shrubs, etc.

**CITY WATER.**

Mains are now being laid; sewer pipe is on the ground.

**VENICE ANNEX**

when completed will show a higher state of development so far as improvements are concerned than any tract ever laid out in Ocean Park. The object is a park effect with its flowers, trees, drives and walks put in and maintained for a definite period. With the cooperation of the home builders, the owners of Venice Annex will make the property stand alone by comparison.

**WE PREDICT**

that in one year the cheapest lot in the ANNEX will be selling for \$1000, and the choice locations as high as \$3000.

**JAMES R. H. WAGNER,**  
No. 320 H. W. Hellman Bldg.  
Home 4688. Main 8840.

Los Angeles, Cal.  
**VENICE OFFICE**  
Ocean Front, Opposite Pavillon.  
Home 4112. Main 2431.

36

For SALE - VENICE ANNEX,

Clipped By:  
sakother  
Nov 22, 2024

Marco PPlace - lot for sale 1919-11-18 EV \$400

Save to Ancestry Share Embed Delete Edit Building Lots \$400 Fine lot on Marco place, city hall district, all improvements in, cement foundation, worth much more. \$350 Fine lot on Amorosa place, city hall district, about half price. \$375 Large lot on Millwood avenue. \$450 Bargain on Washington boulevard, between Rialto and Venice Blvd.

Evening Vanguard

Venice, California • Fri, Nov 28, 1919 Page 4



CLIPPED BY sakother • Feb 22, 2024 Edited • Apr 13, 2024

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Building Lots perFine lot on Marco place, city hall dis- \$400 trict, all improvements in, cement foundation, worth much more. \$350 Fine district, lot on about Amorosa half price. place, city hall propLarge lot on Millwood avenue. \$375 Bargain on Washington boulevard, \$450 between Rialto and Venice Blvd..

United States > California > Venice > Evening Vanguard > 1919 > Nov > 28 > Page 4 > Marco PPlace - lot for sale 1919-11-18 EV \$400





Find text on this page



1



928 Marco PLace Courtyard Housing

11/23

20

# RENTALS

## 65 FOR RENT—APARTMENTS FURNISHED

PART FURN. apt. \$15. with gas,  
lights included, 420 Broadway.

bargain to right tenant. Apply  
928 1/2 - A Marco Place, Venice.  
3-ROOM apt. Overstuffed, bedroom,  
extra bed; garage. Very attractive

-ROOM furn apt all modern \$35  
per month, 101 Victoria Ave, Ven-



APPENDIX H  
Correspondance  
Letters of Support

Stephanie Zheng and Chris Cooper  
925 Marco Pl.  
Venice, CA 90291

November 16, 2024

Dear Members of the Los Angeles City Housing Commission and Traci Park,

We are writing to advocate strongly for the designation of Marco Place Court (928 W. Marco Pl.) as a historically significant property. We live just across the walk from Marco Place Court and both the property and the residents are very important to us.

The property is a rare 1925 Spanish Colonial Revival bungalow court, located on the Venice Walk Streets, is a vital piece of our community's architectural and cultural heritage. As an enduring symbol of Abbot Kinney's vision for Venice of America, Marco Place Court exemplifies the Milwood Venice Walk Streets Historic District's charm, history, and community-focused design.

Marco Place Court is an outstanding example of the bungalow court style, with its low-rise architecture, wide entrance walkway, patio set back from the street, and units that open to a central courtyard. These features have fostered a welcoming, connected atmosphere for nearly a century, creating a rare sense of community for residents and visitors alike. Preserving this property is essential to protecting the character of Venice, preventing further loss of contributing assets, and supporting the future designation of the area as a Historic Preservation Overlay Zone (HPOZ).

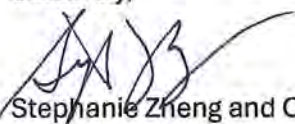
In addition to its historical and architectural importance, Marco Place Court provides invaluable affordable housing for Venice residents. These modest apartments have offered naturally occurring affordable housing (NOAH) for decades, allowing workers, artists, and middle-income residents to remain in the community. Some tenants have lived in the Court for over 30 years, contributing to the neighborhood's vibrancy and continuity. Protecting Marco Place Court ensures that these residents—and the values of inclusivity and diversity they represent—can remain part of Venice's fabric.

We own a home in the Bay Area which is in a historical district (San Mateo) and we believe that preservation is not only about saving a building; it is about honoring the stories and legacies that these spaces embody. Marco Place Court offers a green, sustainable alternative to demolition and new construction, protecting the environment while safeguarding a significant piece of Venice's past. Its designation as a historical landmark is crucial to preserving its legacy as an architectural and community treasure.

We urge the Los Angeles City Housing Commission and Traci Park to take swift action to protect this exceptional property. Designating Marco Place Court as a historically significant property will ensure that its charm, history, and community role continue to enrich Venice for generations to come.

Thank you for considering this important matter.

Sincerely,



Stephanie Zheng and Chris Cooper

Friday, November 15, 2024

To Whom It May Concern,

It has come to our attention that Marco Place Court has come up for sale. While this was inevitable sooner or later, the preservation of this unique dwelling is of the utmost importance to the character of this classic walk street.

Marco Place Court is a significant example of the development associated with Abbot Kinney's Venice of America and the Milwood Venice Walk Streets Historic District, it embodies the distinctive characteristics of a style, type, period, and method of construction as a 1925-era bungalow court in the Spanish Colonial Revival style.

This is a rare walk street courtyard – built adjacent to the mid-block pedestrian “parklet” where it creates and fosters community and connectivity with its low-rise architecture, patio on a generous setback, wide entrance walkway, and units that open to the courtyard and engage the walk street passersby.

Marco Place Court retains its original site plan, hardscaping, and architectural features along with mature trees and landscaping and an expansive skyline, all of which contribute to a welcoming and engaging experience for neighbors and visitors to the area and provide a glimpse of time gone by.

The 6-unit Spanish Colonial Revival courtyard originally provided housing to support the success of Abbot Kinney's Venice of America tract and has been dense and affordable housing (now considered NOAH - Naturally Occurring Affordable Housing) for nearly 100 years, and it continues to serve its original purpose.

In the past decade, we have sadly witnessed the loss of historic, 100+ year old bungalows and old growth green canopy, and longtime neighbors due to speculative development to build oversized, boxy single family homes for multi-millionaires, and many of them remain ghostly empty rental units. Continued loss of our neighborhood's contributing assets will make it impossible for the district to be designated an HPOZ.

Designating this historic courtyard and its preservation is a green solution to demolition and new construction by opportunistic developers. This particular block, the 900 block to be exact, has had ongoing jackhammering and construction pop-ups non-stop for over a decade and the neighborhood has been a noisy cacophony of construction for too long.

A rare example of a bungalow court in the neighborhood, Marco Place Court must continue to stand as a reminder of both the 1920's architectural typology as well as critical multi-family housing for workers, artists and the “missing middle”. Our longtime neighbors who have been residents of Marco Place Court for over thirty years must be able to continue to live on this block where they have raised their families and brought love to this very close community.

Thank you for your prompt attention to this most important consideration.

Sincerely,



Andrea and Shepard Stern

923 Marco Place

Venice, CA 90291



October 22, 2023

**Submitted Electronically**  
Scott Rosenberg  
Kidder Mathews of California, Inc.  
[scott.rosenberg@kidder.com](mailto:scott.rosenberg@kidder.com)

523 West Sixth Street, Suite 826  
Los Angeles, CA 90014

213 623 2489 OFFICE  
213 623 3909 FAX  
[laconservancy.org](http://laconservancy.org)

**RE: Disclosure Letter of Historic Significance, 928 W Marco Place**

Dear Mr. Rosenberg,

On behalf of the Los Angeles Conservancy, I am writing to share information on the historic significance of 928 W Marco Place, for which you are the listing agents. The property is included in SurveyLA, the City of Los Angeles' citywide historic resource survey, and identified as a contributor to the Milwood Venice Walk Streets Historic District. The building may be eligible for designation at the local, state, and national level as a historic bungalow court associated with the development of the Milwood Venice Walk Streets.

We encourage you to incorporate language in the listing details that clarifies the property's historic significance. Any buyer should be made aware that possible demolition of the building may trigger environmental reviews under the California Environmental Quality Act (CEQA) because of its historic significance. The Conservancy certainly welcomes the opportunity to work with you and interested buyers to answer questions and explain why the property is of historic significance.

If helpful, the Conservancy maintains a Professional Services Directory of building professionals familiar with historic rehabilitation and restoration work that can provide guidance and expertise to any future tenant or owner. The Directory is available on our website and [here](#).

**About the Los Angeles Conservancy:**

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4217 or [asalimian@laconservancy.org](mailto:asalimian@laconservancy.org) should you have any questions or concerns.

Sincerely,  
Andrew Salimian

Director of Advocacy



Dear Ms. Park:

We hear, and engage in, a great deal of discussion regarding the housing crisis, but for the most part we see little tangible action that addresses these concerns. I understand that the six unit courtyard at 924-928 Marco Place is now on the market and could soon be demolished, which would reduce our already vanishing supply of affordable rental units on the west side. I pass by this courtyard almost daily and have observed how much it contributes to the neighborhood vibe of that block and a sense of community. While we can see new structures coming up almost everywhere in the neighborhood, these are almost exclusively intended to house members of our most affluent population.

No one denies the urgency of our housing crisis, but I see far too few tangible steps being taken to address it. Supporting the Historical Cultural Monument application for this site would a feasible way of doing so. I urge you to do so.

Frederick Moore  
812 Superba Avenue  
Venice



523 West Sixth Street, Suite 826  
Los Angeles, CA 90014

213 623 2489 OFFICE  
213 623 3909 FAX  
laconservancy.org

January 26, 2023

Submitted Electronically  
Robert Leveen  
Jamie Harrison  
Lee & Associates  
1055 E Colorado Blvd., Suite 330  
Pasadena, CA 91106  
[Robert.leeven@lee-associates.com](mailto:Robert.leeven@lee-associates.com)  
[Jamie.harrison@lee-associates.com](mailto:Jamie.harrison@lee-associates.com)

RE: Disclosure Letter of Historic Significance, 928 W Marco Place

Dear Mr. Leveen and Mr. Harrison,

On behalf of the Los Angeles Conservancy, I am writing to share information on the historic significance of 928 W Marco Place, for which you are the listing agents. The property is included in SurveyLA, the **City of Los Angeles'** citywide historic resource survey, and identified as a contributor to the Milwood Venice Walk Streets Historic District. The building may be eligible for designation at the local, state, and national level as a historic bungalow court associated with the development of the Milwood Venice Walk Streets.

We encourage you to incorporate language in the listing details that clarifies the **property's** historic significance. Any buyer should be made aware that possible demolition of the building may trigger environmental reviews under the California Environmental Quality Act (CEQA) because of its historic significance. The Conservancy certainly welcomes the opportunity to work with you and interested buyers to answer questions and explain why the property is of historic significance.

Also, if helpful, the Conservancy maintains a Professional Services Directory of building professionals familiar with historic rehabilitation and restoration work that can provide guidance and expertise to any future tenant or owner. The Directory is available at our website at <https://www.laconservancy.org/find-professional>.

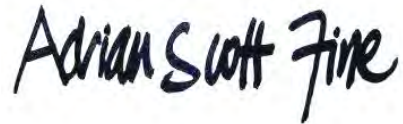
About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.



Please do not hesitate to contact Lindsay Mulcahy at (213) 430-4217 or [lmulcahy@laconservancy.org](mailto:lmulcahy@laconservancy.org) should you have any questions or concerns.

Sincerely,



Adrian Scott Fine  
President/ CEO

cc: City of Los Angeles, Department of City Planning, Office of Historic Resources  
Councilmember Park, Council District 11



Christopher Teuber  
Kathleen Whitney  
919 Palms Blvd  
Venice, CA 90291  
November 15, 2024

TO: City of Los Angeles Cultural Heritage Commission  
President, Barry A. Milofsky, Vice President, Gail Kennard  
Members: Richard Barron, Pilar Buelna, Diane Kanner  
200 North Spring Street  
Los Angeles, CA 90012-2601

Councilmember Traci Park  
City Hall Office #410  
200 N. Spring St.  
Los Angeles, CA 90012

Dear Traci Park and The Los Angeles Cultural Commission  
and others that are concerned about Venice;


We have lived in Venice for 45 years, since we bought our home here in 1979. We often walk around the neighborhood to get out and about and to meet our neighbors as they do likewise. We were drawn to Venice because of its feeling of community and community friendly architecture that goes back to Abbot Kinney and before.

We have walked to and by Marco Place Court many times over the years. We have friends that have lived there in the past and live there now. The Courtyard configuration of Marco Place Court helps to generate a feeling of community that goes beyond the property boundaries. Adjacent to the Courtyard there is a small parklet in the walk-street circle. Because Marco Courtyard holds several living units it has a generous setback and open patio that contributes to the greater community sense of openness that used to be more common throughout Venice. We feel it should be preserved for both its historical significance and its community enhancement.

Marco Place Court lies within the Milwood Venice Walk Streets Historic District and is a significant example of the development associated with Abbot Kinney's Venice of America. As such it has the style and type of construction typical of a 1925-era bungalow court that were, and still are, present in Venice, but fewer and increasingly unusual.

A rare example of a bungalow court in the neighborhood, Marco Place Court should continue to stand as a reminder of both the 1920's architectural typology as well as critical multi-family housing for workers, artists and the "missing middle". Marco Place Court has a legacy to cherish and honor. Marco Place Court is currently for sale. It would be better for the seller, potential buyers and tenants to know and respect the historical status of Marco Place Court.

Sincerely,

  
Chris Teuber

  
Kay Whitney

November 16, 2024

To Whom It May Concern:

As a longtime resident of Venice, I urge the Historic Cultural Commission to declare the 100-year-old courtyard/buildings (aka Marco Place Court) “historically significant” and deserving of preservation as intact and extant Spanish Colonial Revival Architecture of the 1920’s. Equally important, it has continuously provided affordable housing in an area where rents and home sales have skyrocketed.

My husband and I moved into 928 ½ Marco Place Court in the summer of 1970. The following year, we moved four doors down to 938, where we raised two girls and where we still live.

Marco Place Court has a warm spot in our hearts, not only because it’s associated with a significant period in Venice's history, but because of the beauty of its low-rise architecture and its lovely skyline. Also, because of the way the units are arranged, the courtyard has a community feeling. When we lived there the other tenants became friends with whom we shared not only a laundry room, but meals around the communal picnic table.

I hope that Marco Place Court will continue to stand as a reminder of the 1920’s architecture, as well as critical multi-family affordable housing.

Thank you for your consideration

Sincerely,

Stephanie Waxman  
938 Marco Place  
Venice, CA 90291

City of los Angeles cultural heritage commission

President Barry A Milofsky,

Vice President Gail Kennard

i have lived in the neighborhood for over 50 years.

-This rare walk street courtyard – built adjacent to the mid-block pedestrian “parklet” - creates and fosters community and connectivity with its low-rise architecture, patio on a generous setback, wide entrance walkway, and units that open to the courtyard and engage the walk street passersby.

THIS SHOULD BE SAVED

Shoshana Mailer

[Shoshana90291@aol.com](mailto:Shoshana90291@aol.com)

By email 11/17/24

November 17, 2024

Dear Cultural Heritage Commissioners and Councilmember Traci Park,

I am writing this letter as a 30 year resident of Marco Place. When I first saw the For Sale sign on this courtyard property I was so sad that we could lose yet another piece of history in our neighborhood. I urge you to give this special property Historic Cultural Monument designation. It's a vital part of our neighborhood and a reminder of Venice's special history and should be respected and saved. It's so rare to have a property in its original condition being used as original intended. If this doesn't deserve an HCM designation what does??

Thank you,

Sincerely,  
Nancy Wilding  
845 Marco Place  
Venice, CA  
nancyw131@gmail.com

City of Los Angeles Cultural Heritage Commission

President, Barry A. Milofsky, Vice President, Gail Kennard

Members: Richard Barron, Pilar Buelna, Diane Kanner

200 North Spring Street

Los Angeles, CA 90012-2601

Councilmember Traci Park

City Hall Office #410

200 N. Spring St.

Los Angeles, CA 90012

November 18, 2024

Good morning, Commissioners and Councilmember Park:

I am writing **in support of the Historic Cultural Monument (HCM) application for the "Marco Place Court"**, the unique courtyard apartment building that sits mid-block on the 900 block of Marco Place (924-928 Marco Place) in Venice. Marco Place Court was built in 1925 and has provided housing for the working people of Venice ever since. It is comprised of 6 largely-original units, several now still covered by the Rent Stabilization Ordinance (RSO). Neighbors have lived in the building for 25 and 35 years. Renowned 85-year-old artist Harold Cleworth has his home and studio on the front of the property, with its colorful installations brightening the block for all. It's a really special place!

Bungalow courts are an important-yet-disappearing architectural style throughout Los Angeles and Venice, and Marco Place Court is the *only* courtyard building in the Milwood Venice Walk Streets Historic District (as defined by SurveyLA). This fine example of Spanish Colonial Revival multi-family housing must be preserved.

There is so much to recommend this building for preservation: the age, preserved nature and architectural style, as well as the feeling that it conveys of both "old Venice" and the current community. We trust that you will agree!

Thank you for your consideration.

Sincerely,  
Mary Jack  
913 Marco Place  
Venice, CA 90291

e: maryjackis@yahoo.com  
c: 310-849-9939

924 to 928 Marco Place Court is a wonderful example of the California bungalow courtyard style of multi-family housing built in the early 1900's to provide affordable housing in a compact, low profile (1 and 2 story), intimately detailed and scaled communal living situation with shared access and outdoor spaces.

The Spanish Colonial style of the buildings is subtly expressed through the materials and detailing that speak of a time gone by when such hand-crafted buildings were more widely attainable than today's machine processed housing.

Every effort should and must be made to maintain these existing buildings and living conditions as examples of a building and living style that is disappearing too quickly, lest we end up with a monotonous city of cookie cutter, look alike boxes for living.

John M Smith, Architect

November, 2024

Councilmember Traci Park  
City Hall Office #410  
200 N. Spring St.  
Los Angeles, CA 90012

Dear Councilmember Traci Park,

I have been a resident of the Venice Walk Street neighborhood for 26 years.

I am writing to you regarding the pending application for a Historic Cultural Monument for the Marco Place Court. The apartment complex is one of the few remaining original properties in the neighborhood and on that block. I always enjoy passing by on my daily walks. It's lovely to see the mature trees along with the wonderful architecture that was old Venice.

We need to make sure that this property is designated a Historic Cultural Monument and save it from being demolished or altered from its truly original style.

Regards,

Jeanette Koustenis  
812 Superba Avenue  
Venice, CA 90291

[jkostenis@hotmail.com](mailto:jkostenis@hotmail.com)

(emailed to Janet Smith 11.15.24)

City of Los Angeles Cultural Heritage Commission

President, Barry A. Milofsky, Vice President, Gail Kennard

Members: Richard Barron, Pilar Buelna, Diane Kanner

200 North Spring Street

Los Angeles, CA 90012-260

To Whom It May Concern:

I have been a resident of the Venice Walk Street neighborhood for 26 years.

I am writing to you regarding the pending application for a Historic Cultural Monument for the Marco Place Court. The apartment complex is one of the few remaining original properties in the neighborhood and on that block. I always enjoy passing by on my daily walks. It's lovely to see the mature trees along with the wonderful architecture that was old Venice.

We need to make sure that this property is designated a Historic Cultural Monument and save it from being demolished or altered from its truly original style.

Regards,

Jeanette Koustenis

812 Superba Avenue

Venice, CA 90291

[jkostenis@hotmail.com](mailto:jkostenis@hotmail.com)

(emailed to Janet Smith 11.15.24)

## GREGORY BAKER ARCHITECT

839 Marco Place Venice. CA. 90291 | 310.592.4829 | [gpbaker48@gmail.com](mailto:gpbaker48@gmail.com)

11/17/2024

City of Los Angeles Cultural Heritage Commission  
President, Barry A. Milofsky, Vice President, Gail Kennard  
Members: Richard Barron, Pilar Buelna, Diane Kanner  
Councilmember Traci Park

I am writing to support the award of Historic Cultural Monument status to “Marco Place Court” in Venice, which is the sole courtyard building in the Milwood Venice Walk Streets Historic District. I would like to offer my personal and professional view of the proposal.

By way of introduction, I am an Architect, and have lived in Venice for 38 years, the entire period on Marco Place. In addition, I have worked on several Historic Renovation projects in my career, including the preservation of Cal Memorial Stadium at Berkeley, the Bridge Yard in Oakland California, and Gordon Kaufman’s South Houses at Caltech.

My appreciation of the building type was undoubtedly influenced by “Courtyard Housing in Los Angeles”, originally published in 1982 by 3 members of the USC Architecture school faculty. The book identified courtyard housing as a unique type in our city, which promoted “emotional connection” and a “sense of private dwelling” to the occupants. The study highlights “the court’s achievement of collective urban housing responding to human needs”, which I believe is every bit as true today as it was when they were constructed.

Given the merits of this unique Los Angeles building type combined with the fact that it is our only example in the Walk Streets district, I would strongly urge that Marco Place Court be accorded Historic Cultural Monument Status.

Respectfully,

Gregory Baker Architect

Email 10/29/24

From John Ripley [jgripley@sprynet.com](mailto:jgripley@sprynet.com)

To Janet Smith [janetsmithkotos@gmail.com](mailto:janetsmithkotos@gmail.com)

Hi Janet -

This looks like a very nice court. I hope you succeed in getting it designated at a higher level. I see that it is currently on the market, with the sales pitch emphasizing the development possibilities for the property. Clearly there is a very real threat to it.

I see that the area was annexed to Los Angeles on 24 Nov 1925. Since there are no permits in the LA system, it seems almost certain that it was built prior to annexation, when the property was part of the independent city of Venice - or possibly just after that, before people knew where to go for permits. In my experience, permits issued by predecessor cities were not incorporated into the LA system - examples are Hollywood, Eagle Rock, and Venice, all of which had their own permit systems prior to becoming part of LA, but whose permits are not in the system.

The assessor's date is 1925, which is the date the buildings supposedly went into service. Construction would probably have taken 6 months or so, so the permit could well have been issued in late 1924 if the assessor's date is correct (they are not always accurate).

There is one other fairly good means of finding such pre-annexation permits. Often the permits of small cities like this were published in the *Southwest Builder & Contractor* (SBC) trade paper, a weekly journal. Frequently the coverage is a bit spotty, with gaps, but altogether there is often a fairly good record.

I have access to scans of the SBC for 1923-1927. They have not had OCR run on them, but they can be manually searched, same as the microfilm from which they were taken. I was hoping that the permit(s) could be found in SBC, but unfortunately nothing showed up. I did a careful examination of the SBC for 1923-1925 and came up empty. The SBC did not publish Venice permits in the first half of 1923, but Venice permits were fairly consistently published from June 1923 through the end of 1925 (when they would have stopped due to annexation), but with a few missed weeks here and there.

Permits showed up for a number of buildings nearby on Marco, but not for 924-926-928. It seems that the permit(s) must have been issued during one of the few weeks of 1923-25 not published. It is possible that there was a recorded contract or a completion notice for the buildings that would show up in SBC, but it is not too likely. I did not try to check the contract listings or completion notices, which is a tedious process without digitally searchable text. Such a search could be done, but the chance of the buildings having a published contract is rather low.

I assume you have the Sanborn map (online as Venice 1950 sheet 94), but it doesn't add much. It does show that there were at one time 4 units over the garages for a total of 8 units. I

gather that there may now be only two (?) over the garages. At least the real estate sites list the property as 6 units rather than 8.

I don't think I can add anything regarding courts to what Frances [Anderton] had in her book. I see that 924-26-28 is a good example of the evolution of bungalow courts into courtyard apartments. It isn't quite a standard bungalow court, having a rather large two-story section and only three buildings. Yet because the two duplexes are single story, it isn't quite an apartment complex, either. It also seems like a fairly early instance of having garages under dwelling units, a form that became so common later.

I would be happy to try to answer any further questions.

Regards,

John Ripley

[jgripley@sprynet.com](mailto:jgripley@sprynet.com)

924-928 Marco: Residents by year

Address	1925	1927	1928	1930-31	1933	1936	1938	Resident	Notes
924					Mrs A A Smith	Mrs E E Newcomb	R E Harris		
924 a		Vacant`	Ashby Stringham (Zelma) Accountant	W P Wolfe				Vacant	
924 b		Vacant	Kenneth Kimball (Kath) ----- Mechanic C r Henderson	W H McKay		Robt Boyle	Leonard Stiles		
926	Burton C McDonald investigator	Burton C McDonald				Geo L Gunn (Goldie) Meter repair S C G Company			
928 a		Vacant	Ora M McNally ----- Ethel J Perry	Carl Bates			Mrs Blanche Wood - teacher		
928 b		Vacant	Frank E Schuetze	L C Gestner		Cleo Washburn	Cleo Washburn		

