State of California • Natural Resources Agency

Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

Lisa Ann L. Mangat, *Director*

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

June 10, 2020

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street, Room B-50
Los Angeles, California 90012

RE: National Register of Historic Places Nomination for Wilshire Vista West Historic District

Dear Board of Supervisors:

Pursuant to Federal Regulations 36 CFR Part 60.6(c) I am notifying you that the State Historical Resources Commission (SHRC) at its next meeting intends to consider and take action on the nomination of the above-named property to the National Register of Historic Places (National Register). Details on that meeting are on the enclosed notice. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. Listing in the National Register provides recognition and assists in preserving California's cultural heritage. If the item is removed from the scheduled agenda, you will be notified by mail.

Local government comments regarding the National Register eligibility of this property are welcomed. Letters should be sent to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, 1725 23rd Street, Suite 100, Sacramento, California 95816. So that the SHRC will have adequate time to consider them, it is requested, but not required, that written comments be received by the Office of Historic Preservation fifteen (15) days before the SHRC meeting. Interested parties are encouraged to attend the SHRC meeting and present oral testimony.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources (California Register) and afforded consideration in accordance with state and local environmental review procedures.

The federal requirements covering the National Register program are to be found in the National Preservation Act of 1966, as amended, and in Federal Regulations 36 CFR Part 60. State law regarding the California Register is in the Public Resources Code, Section 5024. Should you have questions regarding this nomination, or would like a copy of the nomination, please contact the Registration Unit at (916) 445-7004. **Note that staff revises nominations throughout the nomination process**.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Enclosure: Meeting Notice

State of California • Natural Resources Agency

Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
STATE HISTORICAL RESOURCES COMMISSION

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

COMMISSION MEMBERS
Adam Sriro, Chair
Lee Adams III
Bryan K. Brandes
Janet Hansen
Alan Hess
Luis Hoyos
Rick Moss
Marshall McKay
René Vellanoweth, PhD

MEETING NOTICE

Pursuant to Executive Order N-29-20, board members/commissioners of a state body may participate in public meetings remotely. The public may observe, provide public comment during the public comment periods, and otherwise observe remotely in accordance with Bagley-Keene Open Meeting Act.

FOR: State Historical Resources Commission Quarterly Meeting

DATE: Friday, August 14, 2020

TIME: 9:00 A.M.

PLACE: **This will be a Virtual Meeting through one or more remote meeting platforms such as Zoom and/or Microsoft Teams. Dial-in access will also be available. Information on how to log in or phone in to this meeting, including web address and passcodes, will be posted no later than July 31, 2020 at http://ohp.parks.ca.gov.**

If you are in need of special accommodations pursuant to the Americans with Disabilities Act, please call Twila Willis-Hunter at (916) 445-7052. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008. In accordance with the *Bagley-Keene Open Meeting Act* an agenda for this meeting will be published on the Office of Historic Preservation website no later than July 31, 2020.

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: __Wilshire Vista West Historic District_DRAFT_____

Other names/site number: _____

Name of related multiple property listing**:** __N/A_____

(Enter "N/A" if property is not part of a multiple property listing

---

2. Location

Street & number: _Roughly bounded by S. Fairfax Avenue, W. San Vicente Boulevard, S. Spaulding Avenue, and Packard Street

City or town: _Los Angeles_____ State: _California_____ County: __Los Angeles___

Not For Publication: ☐ Vicinity: ☐

---

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title: **Date** **State or Federal agency/bureau or Tribal Government**
In my opinion, the property _meets _does not meet the National Register criteria. **Signature of commenting official:** **Date** **Title :** **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

_entered in the National Register

_determined eligible for the National Register

_determined not eligible for the National Register

_removed from the National Register

_other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
113	8	buildings

		sites
		structures
		objects
113	8	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH AND 20TH CENTURY REVIVALS:
Tudor Revival, Mission/Spanish Colonial Revival,
Mediterranean Revival, Monterey Revival, French Renaissance Revival, Chateauesque
MODERN MOVEMENT:
Streamline Moderne
OTHER:
Mid-Century Modern, Minimal Traditional
NO STYLE

Materials: (enter categories from instructions.)
Principal exterior materials of the property: _____

Foundation	CONCRETE
Walls	STUCCO WOOD BRICK STONE CERAMIC TILE
Roof	ASPHALT TERRA COTTA SHINGLE SYNTHETICS

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Wilshire Vista West Historic District, composed entirely of multi-family residences, is located in the Mid-City neighborhood of central Los Angeles, approximately ten miles west of downtown Los Angeles. It is adjacent to the "Little Ethiopia" commercial district on S. Fairfax Avenue and the Carthay Square residential neighborhood, both to the west. The neighborhood's topography is generally flat. Its streets follow a regular, rectilinear street grid pattern, and its properties reflect common planning features including modest, uniform setbacks, shallow front

lawns, concrete sidewalks, mature street trees, and automobile accommodations like driveways, curb cuts, and rear detached garages. The residences of the Wilshire Vista West Historic District are two-story, multi-family buildings designed in Period Revival styles, most commonly Mission/Spanish Colonial Revival, with multiple examples of French Renaissance Revival, Monterey Revival, Chateauesque, Tudor Revival, and Mediterranean Revival. Streamline d Moderne and Minimal Traditional buildings are also present, and are architecturally compatible with the Period Revival buildings. The Wilshire Vista West Historic District retains a high level of integrity. Of 121 total resources, 113 are district contributors and eight are noncontributors, primarily due to loss of integrity or construction after the period of significance.

Narrative Description

Location and Setting

The Wilshire Vista West Historic District is located in the Mid-City area of Los Angeles, approximately ten miles west of downtown. Somewhat irregular in shape, the district's boundaries are a vehicular alley east of S. Fairfax Avenue to the west, W. San Vicente Boulevard to the north, Spaulding Avenue to the east, and Packard Street to the south, including buildings on each of these streets. Interior streets are S. Orange Grove Avenue, S. Ogden Drive, S. Genesee Avenue, and W. Whitworth Avenue. The area is generally flat and level with no dramatic grade variations. The streets adhere to a regular, rectilinear grid pattern skewed northeast/southwest, reflecting this area's historic orientation toward San Vicente Boulevard (originally a streetcar right-of-way). Lots in the district are fairly consistent in size and shape and their properties typically front to the east or west. The areas along W. San Vicente Boulevard and Olympic Boulevard (north), S. Fairfax Avenue (west) and Pico Boulevard (south) are highly trafficked vehicular corridors reflecting mixed residential, commercial, and institutional uses; immediately northwest of the district, the prominent intersection of S. Fairfax Avenue, San Vicente Boulevard, and Olympic Boulevard is predominantly commercial in character. The area of S. Fairfax Avenue immediately west of the district is a center of Ethiopian culture and food, and Museum Row (with the Petersen Automotive Museum, Los Angeles County Museum of Art, the Motion Picture Museum, and the La Brea Tar Pits) is a few blocks north on Wilshire Boulevard.

Wilshire Vista West's streets are consistent in character and are paved with asphalt. Streets feature concrete curbs, concrete sidewalks, and parkways planted with lawn and a variety of mature street trees including silk floss, carrotwood, carob, sycamore/plane, ficus, jacaranda, magnolia, and various palm species. Residences have consistent shallow setbacks. Landscaping varies from building to building, but most properties feature shallow lawns, some of which are slightly sloped or elevated, and mature shrubs and foundation plantings. Perimeter fences, low walls, or hedges are sometimes present, but usually are not original to the property. Most properties feature concrete or flagstone walkways and steps running from the sidewalk to primary building entrances, and concrete driveways located at the side of the parcel that lead to a rear detached garage. On some blocks, garages are accessed from a rear alley rather than a driveway.

Multi-Family Residential Resources

There are 121 multi-family residences in the Wilshire Vista West Historic District, comprising 100% of all resources. Multi-family residential property types commonly found throughout the district include duplexes, fourplexes, apartment houses, and courtyard apartments. These buildings are consistent in size and scale, rising no more than two stories in height. A handful of buildings have both one- and two-story volumes. Building footprints are mostly irregular, L-shaped, or rectangular.

The majority of properties have detached rear garages, usually accessed by long concrete driveways at the edges of parcels. These were not counted as resources within the district due to their very low visibility and ancillary nature, but were noted as related features for properties that have them. Some properties have detached rear residential buildings, either original or later additions; the few that are fully visible from the street were included in the property count, while the rest were noted only as related features. The visible examples are either part of corner lots and are exposed on cross streets, or are at the interior of courtyard apartments but are sufficiently visible to evaluate. Most of the rear buildings have very low to no visibility and could not be evaluated in terms of style, alterations, or significance.

The district saw its most intense development from the late 1920s to the late 1930s, when 105 of its 121 properties were constructed. Properties constructed in the pre-World War II era were designed predominantly in Period Revival styles, including Mission/Spanish Colonial Revival, French Renaissance Revival, Monterey Revival, Chateauesque, Tudor Revival, and Mediterranean Revival, with a few Minimal Traditional examples (often with French Renaissance Revival elements) in the late 1930s-early 1940s. The district also has one Streamline Moderne example from this period, and several properties with Streamline Moderne influences. The comparatively few properties constructed after World War II were typically Minimal Traditional buildings, with a few Mid-Century Modern designs (including the Dingbat subtype) and a handful of late Period Revival properties.

While specific architectural features are dependent on style, the majority of the buildings within the district do share some common characteristics related to their multi-family property types. These include hipped, gabled, and flat roofs (with clay tile coping); stucco wall cladding; wood, multi-light, casement, fixed, and double-hung windows; balconies; and multiple unit entries, often with exterior stairways. The majority of properties have a high degree of workmanship and quality in materials and construction.

The multi-family properties located within the district vary in articulation and design, ranging from modest/minimal to high style. Most were designed and constructed by builders rather than architects, reflecting the influence of multiple small-scale developers rather than either a single overarching developer or custom designs for numerous owners. Despite this construction pattern, which likely saw the use of popular architectural pattern books, there is little architectural design repetition in the district beyond the prevalence of several Period Revival styles. Variations in plan, orientation, and details characterize the district and, aside from several paired L-shaped buildings facing each other across a courtyard, no designs are replicated. The district's Spanish Colonial Revival designs are particularly notable for their individual variations in detail beyond

their stylistic commonalities and property type attributes (for example, "double decker" duplexes with two primary entries, an exterior stairway, and a balcony). Among the architects known to have designed in the district are notable practitioners including Edith Northman, James H. Garrott, Max Maltzman, Milton J. Black, Arthur W. Hawes, R.S. Loring, C.J. Smale, W.C. Pennell, and Kemper Nomland.

The Wilshire Vista West Historic District is distinctive for its Period Revival and compatible Minimal Traditional styles, and is extremely consistent in aesthetic and visual character. Architectural harmony is evident in the quality of construction of its buildings, and through the repetition of styles, architectural features, and materiality. Overall, the district represents a cohesive appearance that embodies the broader patterns of multi-family residential architecture and development occurring in Los Angeles during this period.

Condition and Integrity

In general, the Wilshire Vista West Historic District retains its historic appearance from the 1927 to 1949 period of significance. The tangible elements of the neighborhood's design are largely intact, and most buildings are very well maintained, have experienced minimal or no alterations, and retain a high degree of integrity. One hundred thirteen buildings—93% of the district—date to the period of significance and retain integrity of design, materials, and workmanship, making them district contributors. Eight noncontributing resources—7% of the district—were built outside of the period of significance or have been extensively altered. These resources do not detract from the district's ability to convey the original design intent of its architects, designers, and builders.

Alterations that preclude a resource from contributing to the historic district include resizing of window openings, and thus interruption of fenestration patterns; additions to the primary façade or drastic alterations to porches or balconies; and/or a combination of replacement windows, doors, roof material, and/or cladding, which collectively reduce the property's ability to convey its significance. Though alterations to individual properties somewhat compromise the district's integrity of materials and workmanship, overall, the number of extensively altered properties is few, and the alterations are not so prevalent or substantial that the district's integrity is diminished as a whole. As a result, the Wilshire Vista West Historic District retains integrity of location, setting, design, materials, and workmanship. Because the district remains completely residential in character, it also continues to convey its original development pattern as a multi-family residential neighborhood. This character, along with the high degree of integrity of the district's contributing resources and the small percentage of noncontributing resources, means that Wilshire Vista West retains integrity of feeling and association from its historical period.

Architectural Descriptions of Buildings

The following descriptions are organized by street name first and then street number, corresponding to the table of properties attached in this document. Buildings are described in terms of their date of construction, type, architectural style, basic form, cladding material, details, and roof type, material and features. Related features are noted. If a building has been altered, alterations are listed. Buildings with some alterations are still classified as contributors,

while buildings with significant alterations to character-defining features and that have endured a significant loss of integrity are classified as noncontributors even if their basic dimensions are unchanged. Buildings constructed after the end of the period of significance are classified as noncontributors. Alterations were identified through building permit records as well as field observations. Where known, original architects, builders, and/or owners are noted.

S. Genesee Avenue

1. 1031-1033 S. Genesee Avenue APN: 5086018019 Noncontributor 1938
Builder: J.J. Rees; Original Owner: Robert B. Hedberg

A two-story fourplex in the Minimal Traditional style with Streamline Moderne elements. It has an irregular plan and its cladding is textured stucco and raked stucco. Details include string course, belt course, rounded corners, and shallow stucco awnings with speed lines. The roof is hipped and flat, with closed eaves, vent dormers, flat parapet, and clay tile coping, surfaced with composition shingle and an unknown material. Related features include concrete steps and detached garage. Alterations include all windows replaced, some window openings altered at primary façade, security doors added, and handrails replaced.

2. 1036-1040 S. Genesee Avenue APN: 5086026010 Noncontributor 1938
Architect: Paul C. Pape; Builder: Bert Dale; Original Owner: W.A. McCormick

Also 5926 W. San Vicente Boulevard. A two-story fourplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and horizontal wood board. Details include belt course, decorative entry canopies, decorative door surrounds, and shutters. The roof is gabled, with shallowly projecting closed eaves and vents, and is surfaced with composition shingle. Related features include concrete steps, concrete walkways, and detached garage. Alterations include addition to primary façade, some windows replaced, security window bars added, security doors added, and brick patio and wood fence added.

3. 1041-1047 1/2 S. Genesee Avenue APN: 5086018020 Contributor 1931
Original Owner: Stanley Shave

A two-story courtyard apartment (eight units) in the Spanish Colonial Revival style. It has an L-shaped plan and its cladding is textured stucco. Details include corbelled and bracketed jetties, decorative window surrounds, tower, arches, shutters, decorative tile, grilles, string course and wood balcony details. The roof is hipped, shed, and flat, with exposed rafter tails, purlin, clay pipe vents, flat parapet, clay tile coping, and a weather vane, surfaced with clay tile and an unknown material. This building shares a courtyard and a stone and brick entry wall with 1049-1053 ½ S. Genesee Avenue to the south. Related features include landscaped courtyard, low front entry wall, flagstone walkways, and detached garage. Alterations include some windows replaced, security window bars added, hedge added, and security doors added.

4. 1042-1048 ½ S. Genesee Avenue APN: 5086026009 Contributor 1937

Architect: Milton Black; Builder: Globe Construction Co.; Original Owner: M.H. Dale

A two-story sixplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include simple wood balcony details and decorative window surrounds. The roof is hipped, with shallowly overhanging closed eaves, and is surfaced with composition shingle. Related features include concrete walkway and detached garage. Alterations include possible removal of decorative elements, security doors added, and perimeter fence added.

5. 1049-1053 ½ S. Genesee Avenue APN: 5086018021 Contributor 1936
Architect: E. Vanderhoven; Builder: Herman Molen; Original Owner: Marthe M. Durnerin

A two-story courtyard apartment (four units) in the Spanish Colonial Revival style. It has an L-shaped plan and its cladding is textured stucco. Details include corbelled jetties, decorative window surrounds, wood balcony details, grilles, and shutters. The roof is gabled, shed, and flat, with vents, exposed rafter tails, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. This building shares a courtyard and a stone and brick entry wall with 1041-1047 ½ S. Genesee Avenue to the north. Related features include landscaped courtyard, low front entry wall, flagstone walkways, concrete driveway, and detached garage. Alterations include security window bars added and hedge added.

6. 1050-1052 S. Genesee Avenue APN: 5086026008 Contributor 1937
Builder: J.J. Rees; Original Owner: John M. Cameron

A two-story fiveplex in the Minimal Traditional style. It has an L-shaped plan and its cladding is smooth stucco and brick. Details include quoins, string course, belt course, decorative awnings, shutters, decorative window surrounds, stepped jetty, and a double-height porch with square wood supports. The roof is hipped and flat, with molded eaves, dentil molding, flat parapet, and clay tile coping, surfaced with composition shingle and an unknown material. This building faces 1056-1060 S. Genesee Avenue to the south. Related features include concrete walkways and detached garage. Alterations include one window replaced with air conditioning unit, security doors added, and security window bars added.

7. 1055-1059 ½ S. Genesee Avenue APN: 5086018022 Noncontributor 1950
Architect: Katzman; Original Owner: Max Berlin

A two-story sixplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco, horizontal wood board, and cut stone. Details include stucco and metal stair details, stucco and metal balcony details, and cut stone at bulkheads. The roof is hipped with closed overhanging eaves, and is surfaced with composition shingle. Related features include planters, concrete driveway, and detached garage. Alterations include some windows replaced, some window openings altered (primary façade), and decorative elements removed.

8. 1056-1060 S. Genesee Avenue APN: 5086026007 Contributor 1937
Builder: J.J. Rees; Original Owner: Nick Kalas Photo 6

A two-story fiveplex in the Minimal Traditional style. It has an L-shaped plan and its cladding is smooth stucco and brick. Details include quoins, string course, belt course, decorative awnings, shutters, decorative window surrounds, stepped jetty, and a double-height porch with square wood supports. The roof is hipped and flat, with molded eaves, dentil molding, flat parapet, and clay tile coping, surfaced with composition shingle and an unknown material. This building faces 1050-1052 S. Genesee Avenue to the north. Related features include concrete walkways and detached garage. Alterations include some windows replaced, one side window infilled, brick added to walkway, and security door added.

9. 1063-1065 S. Genesee Avenue APN: 5086018023 Contributor 1933
Original Owner: A.G. Rea

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arches, decorative window surrounds, stucco balcony details, stucco balconette details, grilles, jetties, stucco stair details, decorative tile, porte cochere, and original light fixtures. The roof is hipped, shed, and flat, with molded eaves, flat parapet, clay tile coping, and vents, and is surfaced with clay tile and an unknown material. Related features include concrete walkway, cut stone planters, and detached garage. Alterations include some windows replaced and security window bars added.

10. 1064-1066 S. Genesee Avenue APN: 5086026006 Contributor 1933
Architect: Arlos R. Sedgley; Original Owner: Dora L. Marte Photo 7

A two-story duplex in the Monterey Revival Style. It has a rectangular plan and its cladding is textured stucco and wood clapboard. Details include wood balcony details, shutters, and decorative door surround. The roof is gabled and flat, with exposed rafter tails, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include brick walkway and steps, concrete driveway, and detached garage. Alterations include primary door replaced, some windows replaced on side elevation, driveway truncated, and security window bars added.

11. 1069-1071 S. Genesee Avenue APN: 5086018024 Contributor 1933
Original Owner: B.I. Coleman Photo 8

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and is clad in smooth stucco. Details include porte cochere, arches, stepped details, applied decoration, stucco balcony and balconette details, stepped jetties, stucco stair details, decorative window surrounds, shutters, and original light fixtures. The roof is hipped, gabled, and flat, with molded eaves, a turret, clay pipe vents, flat parapet, and clay tile coping, and is surfaced with clay tile and an unknown material. Related features include concrete walkway, planters, concrete driveway, and detached garage. Alterations include secondary entrance at side facade infilled, entry patio partially enclosed with low wall, security gate replaced, driveway gate added, tile added to patio floor, and wood lathe added at entry porch.

12. 1070-1072 S. Genesee Avenue APN: 5086026005 Contributor 1933
Original Owner: S. Kuhns

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include porte cochere, applied decoration, stepped details, arches, decorative window surrounds, picture window with stained glass and leading, stucco stair details, stucco balcony details, and original light fixture. The roof is hipped, shed, and flat, with molded eaves, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete driveway, concrete walkway, and detached garage. There are no visible alterations.

13. 1073-1075 S. Genesee Avenue APN: 5086018025 Contributor 1933
Original Owner: Linwood E. Gray

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, decorative window surrounds, arches, stepped details, stucco balcony details, stucco stair details, decorative tile, and porte cochere. The roof is hipped, gabled, shed, and flat, with molded eaves, flat parapet, clay tile coping, vents, and clay pipe vents, surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include garage door replaced, wood lathe added to balcony, and security gate replaced in kind.

14. 1074-1076 S. Genesee Avenue APN: 5086026004 Contributor 1933
Architect: R.S. Loring; Original Owner: Charlotte Chase

A two-story fourplex in the Spanish Colonial Revival style with Art Deco elements. It has an irregular plan and its cladding is smooth stucco. Details include porte cochere, applied decoration, arches, stepped jetties, decorative window surrounds, stucco stair details, grilles, stepped details, stucco balcony and balconette details, wing wall, decorative tile, and balconettes. The roof is hipped, shed, and flat, with turret, molded eaves, flat parapet, clay tile coping, and decorative chimney cap, and is surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include driveway gate added, driveway repaved with brick, walkways and exterior stair steps replaced with tile, security gates added, security window bars added, fountain added to front yard, and some windows and doors boarded up. This property has been designated a Los Angeles Historic-Cultural Monument.

15. 1079-1081 S. Genesee Avenue APN: 5086018026 Contributor 1932
Original Owner: Oscar Kalish

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and is clad in smooth stucco. Details include porte cochere, decorative window surrounds, picture window with stained glass and leading, stucco stair and wall details, decorative tile, applied decoration, stepped jetties, stepped details, stucco and wrought iron balcony details, wing wall, and arches.

The roof is gabled, shed, and flat, with flat parapet, clay tile coping, molded eaves, turret, and vents, and is surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include awnings added, and grillework replaced in kind.

16. 1080-1082 S. Genesee Avenue APN: 5086026003 Contributor 1933
Original Owner: Thomas K. McClelland

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arches, porte cochere, decorative window surrounds, stucco stair details, stucco balcony details, corbelling, tower volume, arches, and applied decoration. The roof is gabled, shed, conical, and flat, with exposed rafter tails, flat parapet, clay tile coping, molded decoration, clay pipe vents, and other vents, surfaced with clay tile and an unknown material. Alterations include wall cladding replaced, tile added to walkway and exterior stair steps, low perimeter wall and hedge added, driveway gate added, security window bars added, driveway repaved with brick and tile, new light fixtures added, and doors and some windows boarded up. This property has been designated a Los Angeles Historic-Cultural Monument.

17. 1083-1085 S. Genesee Avenue APN: 5086018027 Contributor 1933
Builder: Mutual Construction Co.; Original Owner: Oscar Kalish Photo 9

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and is clad in smooth stucco. Details include stepped jetties, decorative window surrounds, stucco stair and wall details, stepped details, stucco balcony details, stucco balconette details, applied decoration, wing wall, decorative tile, and porte cochere. The roof is hipped , flat, and gabled, with molded eaves, vents, flat parapet, clay tile coping, and stepped chimney, surfaced with clay tile and an unknown material. Related features include concrete driveway and detached garage. Alterations include all windows replaced, doors replaced, walkway replaced with faux brick tile, and brick planters added.

18. 1086-1088 S. Genesee Avenue APN: 5086026002 Contributor 1933
Original Owner: Thomas K. McClelland Photo 10

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, arches, stepped details, corbelling, stucco balcony details, stucco stair and wall details, picture window with stained glass and leading, decorative window surrounds, and highly articulated tower volume. The roof is gabled, shed, conical, pyramidal, and flat, with turret, projecting details, exposed rafter tails and purlins, barge boards, vents, clay pipe vents, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include walkway and exterior stair steps replaced with tile, handrails added, security doors added, and security window bars added.

19. 1087-1089 S. Genesee Avenue APN: 5086018028 Contributor 1933
Original Owner: S.M. Soll

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, stepped details, arches, string course, stucco stair and wall details, stucco balcony details, stucco balconette details, grilles, decorative window surrounds, and wing wall. The roof is hipped, shed, and flat, with molded eaves, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete walkways, concrete driveway, and detached garage. Alterations include awnings added, some windows replaced on side elevation, security window bars added, handrail replaced, security gate replaced in kind.

20. 1095-1097 S. Genesee Avenue APN: 5086018029 Contributor 1933
Original Owner: S.M. Soll

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include stepped jetties, applied decoration, stucco balcony details, picture window with stained glass and leading, stucco stair details, arches, stepped details, and decorative window surrounds. The roof is hipped, shed, and flat, with molded eaves, flat parapet, and clay tile coping, surface in clay tile and an unknown material. Related features include concrete walkway, concrete steps, and detached garage. Alterations include grilles replaced in kind, security window bars added, small wood addition at rear elevation (appears to be a balcony over an enclosed volume of unknown function), and terraced retaining wall/planters added.

21. 1103-1105 S. Genesee Avenue APN: 5086017031 Contributor 1933
Original Owner: Owen S. Adams

A two-story duplex in the Spanish Colonial Revival style with Monterey Revival elements. It has an irregular plan and its cladding is textured stucco end vertical wood beadboard. Details include wood balcony details, applied decoration, stucco and wood stair details, wood balconette details, wing wall, awnings, and corbels. The roof is gabled, hipped, and flat with flat parapet, clay tile coping, scalloped details, horizontal wood board in gable ends, and exposed rafter tails and purlins, surfaced with clay tile and an unknown material. Related features include brick walkways, low wood and brick fence, and detached garage. Alterations include rear corrugated metal fence added.

22. 1109-1111 S. Genesee Avenue APN: 5086017032 Contributor 1935
Original Owner: Robert B. Hedburg

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include stepped jetties, stucco balcony details, stucco stair and wall details, string course, decorative window surrounds, and picture window with stained glass and leading. The roof is hipped, shed, and flat, with exposed rafters, purlins, flat parapet,

molded eaves, clay tile coping, and a turret, surfaced with composition shingle and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include tile added to exterior stairway, wall cladding replaced, some windows replaced, roof material replaced with incompatible material, and garage door replaced.

S. Ogden Drive Photos 4-5

23. 1022 S. Ogden Drive APN: 5086018014 Contributor 1938
Builder: J.J. Rees; Original Owner: Robert B. Hedberg

Also 5972 W. San Vicente Boulevard. A two-story fourplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and horizontal wood board. Details include decorative door surrounds, decorative windows surrounds, grilles, and string course. The roof is hipped and flat, with scalloped eave details, flat parapet, clay tile coping, and vent dormers, surfaced with composition shingle and an unknown material. Related features include flagstone steps, concrete walkways, and detached garage. Alterations include some windows replaced, some doors replaced, hedge added, security window bars added, and security door added.

24. 1030-1038 S. Ogden Drive APN: 5086018013 Non- contributor 1940
Architect: W.C. Pennell; Builder: Security Finance and Building Co.; Original Owner: Stephan Greich

A two-story apartment house (ten units) in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco. Details include decorative window surrounds, quoins, shutters, stucco awnings, and tower/turret with crenellation. The roof is hipped and flat, with molded eaves, vent dormers, flat parapet, and clay tile coping, and is surfaced with composition shingle and an unknown material. Related features include concrete walkway and detached garage. Alterations include primary façade addition, rear/side addition, all windows replaced, wall cladding replaced, security window bars added, driveway pavers added.

25. 1033-1037 S. Ogden Drive APN: 5086013018 Contributor 1933
Original Owner: Rita Padway

A two-story courtyard apartment (six units) in the Monterey Revival Style. This building is part of a four-building courtyard apartment complex extending from Ogden to Orange Grove. It has an irregular plan and its cladding is smooth stucco, clapboard, and vertical wood board. Details include applied decoration and decorative wood balcony details. The roof is hipped, gabled, and shed, with exposed purlins and decorative bargeboards, and is surfaced with composition shingle. Related features include front and courtyard hardscaping and landscaping, flagstone walkways and steps, and detached garages. Alterations include hedges added, security door added, security window bars added, and security gate added or replaced.

26. 1040-1042 S. Ogden Drive APN: 5086018012 Contributor 1937

Original Owner: Walter Bollenbacher

A two-story duplex in the French Renaissance Revival Style. It has an irregular plan and its cladding is textured stucco. Details include corbeled and stepped jetties, string course, and windows with stained glass and leading. The roof is hipped and flat, with flared eaves, dentil molding, wall dormer, vent dormer, flat parapet, and clay tile coping, and is surfaced with composition shingle and an unknown material. position shingle roof material. Related features include detached garage. Alterations include wall cladding replaced, driveway and portion of front yard replaced with pavers, and hedge added.

27. 1041-1043 S. Ogden Drive APN: 5086013019 Contributor 1949
Architect: Kemper Nomland; Original Owner: Horton Kahn

A two-story apartment house (eight units) in the Minimal Traditional style with Mid-Century Modern elements. It faces a matching building, 1045-1049 S. Ogden Drive. It has a rectangular plan and its cladding is smooth stucco, scored stucco, and wood. Details include cut stone bulkheads and vertical wood board and fin-type supports. The roof is gabled and flat, with broad overhanging closed eaves, and is surfaced with composition shingle. Related features include central concrete driveway and detached garage. Alterations include stone added to unit entry steps.

28. 1045-1049 S. Ogden Drive APN: 5086013020 Contributor 1949
Architect: Kemper Nomland; Original Owner: Horton Kahn

A two-story apartment house (eight units) in the Minimal Traditional style with Mid-Century Modern elements. It faces a matching building, 1041-1043 S. Ogden Drive. It has a rectangular plan and its cladding is smooth stucco, scored stucco, and wood. Details include cut stone bulkheads and vertical wood board and fin-type supports. The roof is gabled and flat, with broad overhanging closed eaves, and is surfaced with composition shingle. Related features include central concrete driveway and detached garage. Alterations include stone added to unit entry steps.

29. 1048-1050 S. Ogden Drive APN: 5086018030 Contributor 1935
Builder: Oscar Kalish; Original Owner: Mutual Construction Co.

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and the cladding is smooth stucco. Details include stepped jetties, applied decoration, decorative window surrounds, stepped details, arches, shutters, wing wall, and stucco balcony and stair details. The roof is hipped, shed, and flat, with molded eaves, vents, flat parapet, and clay tile coping, and is surfaced with clay tile and an unknown material. Related features include concrete walkway and concrete driveway. Alterations include some windows replaced, detached garage replaced by ancillary residential building at rear of parcel (2015), security gate added, security window bars added, and security door added.

30. 1051-1053 ½ S. Ogden Drive APN: 5086013021 Contributor 1937
Architect: Edith Northman; Builder: M. Burgbacher and Sons; Original Owner: Guy G. Sowers

A two-story fourplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco. Details include window boxes with decorative supports, decorative wood balcony details, and decorative door surrounds. The roof is cross-gabled, with exposed rafter tails, horizontal wood cladding at gable ends, and vents, and is surfaced with composition shingle. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include all windows replaced, wall cladding replaced, awnings added, security window bars added, and security door added.

31. 1054-1056 S. Ogden Drive APN: 5086018009 Contributor 1935
Architect: C.W. Cook; Builder: Oscar Kalish; Original Owner: Mutual Construction Co.

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and the cladding is textured stucco. Details include corbeled jetties, arches, stepped details, applied decoration, decorative window surrounds, grilles, wing wall, picture window with stained glass and leading, and stucco balcony, balcony, stair, and wall details. The roof is hipped, shed, and flat, with molded eaves, flat parapet, and clay tile coping, and is surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include awnings added, security window bars added, driveway gate added, and stone walkway added.

32. 1057-1059 S. Ogden Drive APN: 5086013022 Contributor 1947
Architect: Edith Northman; Builder: Niels Pallisgaard; Original Owner: Nathan Coleman

A two-story duplex in the French Renaissance Revival style. It has an irregular plan and its cladding is smooth stucco, scored stucco, and brick. Details include quoins and applied decoration. The roof is hipped, with closed eaves, roof dormers, and wall dormers, and is surfaced with composition shingle. The property appears to be unaltered.

33.1058-1060 S. Ogden Drive APN: 5086018008 Contributor 1949
Original Owner: John M. Cameron

A two-story duplex in the Minimal Traditional style. It has an L-shaped plan and the cladding is smooth stucco. Details include belt course, string course, quoins, decorative window surrounds, stucco awnings, applied decoration, shutters, and decorative door surrounds. The roof is hipped, shed, and flat, with exposed rafters and purlins, flat parapet, and clay tile coping, and is surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include some windows replaced, brick added to walkway, driveway expanded with brick and pavers, security window bars added, awnings added, entry railings replaced.

34. 1061-1063 S. Ogden Drive APN: 5086013023 Contributor 1934

A two-story duplex in the Spanish Colonial Revival style with Art Deco elements. It has an irregular plan and its cladding is textured stucco. Details include stepped jetties, stepped arches, applied decoration, belt course, decorative window surrounds, grilles, porte cochere, stucco stair details, and stucco balcony and balconette details. The roof is gabled, hipped, and flat, with flat parapet, clay tile coping, vents, and molded eaves, and is surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include driveway gate added.

35. 1064-1066 S. Ogden Drive APN: 5086018007 Contributor 1935
Builder: Beverly Construction Company; Original Owner: David Lane

A two-story duplex in the Tudor Revival style. It has an irregular plan and the cladding is smooth stucco and brick with half timbering. Details include decorative window surrounds, wood balcony and balconette details, bracketed jetties, leaded diamond pane windows, porte cochere, decorative door surround, and brick and wood stair and wall details. The roof is gabled, jerkinhead, and flat, with exposed rafters, flat parapet, and clay tile coping, and is surfaced with composition shingle and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include some windows replaced, security doors added, chimney altered, and handrail added.

36. 1067-1069 S. Ogden Drive APN: 5086013024 Contributor 1934
Original Owner: A. McClelland Photo 11

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include corbeled jetties, applied decoration, decorative window surrounds, arches, porte cochere, stucco stair details, and stucco balcony details. The roof is gabled, shed, and flat, with flat parapet, clay tile coping, decorative bargeboard, vents, vertical wood board at gable ends, and exposed rafter tails and purlins, and is surfaced with clay tile and an unknown material. Related features include concrete driveway and detached garage. Alterations include some windows replaced, security window bars added, security gate added, and brick added to concrete walkway.

37. 1070-1072 S. Ogden Drive APN: 5086018031 Contributor 1934
Builder: Oscar Kalish; Original Owner: Mutual Construction Co.

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and the cladding is smooth stucco. Details include applied decoration, decorative window surrounds, arches, grilles, stepped details, awnings, wing wall, porte cochere, some original light fixtures, and stucco balcony, balconette, stair, and wall details. The roof is gabled, hipped, shed, and flat, with molded eaves, flat parapet, and clay tile coping, and is surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include some windows replaced, Mission-style wall with bells added to north

side of property, fountain and planters added to front yard, decorative elements added, security window bars added, and driveway gate added.

38. 1073-1075 S. Ogden Drive APN: 5086013025 Contributor 1934
Original Owner: A. McClelland

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled and bracketed jetties, decorative window surrounds, arches, porte cochere, stucco stair details, picture window with stained glass and leading, and stucco and wood balconette details. The roof is gabled, hipped, shed, and flat, with flat parapet, clay tile coping, turret, cents, exposed rafters and purlins, and is surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include wall cladding replaced, brick planters added, tile added to exterior stair steps and balconette, and walkway and driveway replaced with pavers and brick.

39. 1074-1076 S. Ogden Drive APN: 5086018004 Contributor 1933
Original Owner: E. Fikes

A two-story duplex in the Spanish Colonial Revival style with Art Deco elements. It has an irregular plan and the cladding is smooth stucco. Details include applied decoration, stepped jetties, decorative window surrounds, arches, stepped details, decorative tile, wing wall, grilles, porte cochere, and stucco balcony, balconette, and stair details. The roof is hipped, shed, and flat, with molded eaves, flat parapet, and clay tile coping, and is surface with clay tile and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include security window bars added, security door added, and driveway gate added.

40. 1078-1080 S. Ogden Drive APN: 5086018003 Contributor 1933
Builder: Thomas C. Bowles; Original Owner: Hazel Murphy

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and the cladding is textured stucco. Details include applied decoration, decorative window surrounds, grilles, stucco and wood balcony details, and arches. The roof is hipped, shed, and flat, with molded eaves, exposed rafters, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include paving of front yard, addition of perimeter wall and fence, wall cladding replaced, some windows replaced, security doors added, security window bars added, and security gate added.

41. 1079-1081 S. Ogden Drive APN: 5086013026 Contributor 1933
Original Owner: A. McClelland

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbelled jetties, applied decoration, decorative window surrounds, arches, porte cochere, stucco stair details, stucco balcony details, and picture

window with stained glass and leading. The roof is gabled, shed, and flat, with flat parapet, clay tile coping, exposed rafters and purlins, vents, and vertical wood board at gable ends. Related features include detached garage. Alterations include some windows replaced, wall cladding replaced, security window bars added, security gate added, and brick added to driveway and walkway.

42. 1083-1085 S. Ogden Drive APN: 5086013027 Contributor 1933
Original Owner: A. McClelland

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include arches, stepped details, applied decoration, quoins, decorative window surrounds, porte cochere, stucco stair details, and stucco balcony details. The roof is gabled, shed, and flat, with flat parapet, clay tile coping, and molded eaves, and is surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include some windows replaced, decorative quatrefoil element added, security window bars added, security gates added, and driveway and walkway replaced with pavers.

43. 1084-1086 S. Ogden Drive APN: 5086018002 Contributor 1933
Builder: Thomas C. Bowles; Original Owner: James Stokes

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and the cladding is textured stucco. Details include corbeled and stepped jetties, applied decoration, decorative window surrounds, grilles, wing wall, decorative tile, and stucco balcony, balconette, and stair details. The roof is gabled, shed, and flat, with exposed rafters and purlins, flat parapet, and clay tile coping, surfaced in clay tile and an unknown material. Related features include flagstone walkway, concrete driveway, and detached garage. Alterations include some windows replaced, wall cladding replaced, grillework replaced in kind, security window bars added, security doors added.

44. 1089-1091 ½ S. Ogden Drive APN: 5086013028 Contributor 1949
Original Owner: Max Nelson

A two-story fourplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco, vertical wood board, and brick. Details include quoins, applied decoration, decorative window surrounds, and a double-height entry porch with fluted square columns. The roof is hipped, with closed eaves, scalloped details, and vent dormers, and is surfaced with composition shingle. Related features include concrete driveway and detached garage. Alterations include security window bars added, security doors added, and air conditioning units added.

45. 1092-1094 S. Ogden Drive APN: 5086018001 Contributor 1933
Builder: Thomas C. Bowles; Original Owner: Bill Cannon

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and the cladding is textured stucco. Details include stepped jetties, arches, applied decoration, stepped details, decorative window surrounds, grilles, wing wall, and stucco balcony, balconette, and stair details. The roof is hipped, shed, and flat, with molded eaves, exposed rafters, flat parapet, and clay tile coping, and is surfaced with clay tile and an unknown material. Related features include concrete walkway and detached garage. Alterations include wall cladding replaced, security window bars added, security doors added.

46. 1107-1115 ½ S. Ogden Drive APN: 5086014031 Contributor 1936
Builder: Stanley Shave Construction Company; Original Owner: Clarence Moore

A two-story courtyard apartment (eight units) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, decorative window surrounds, decorative tile, and vents. The roof is hipped, with exposed rafters and purlins, and is surfaced with clay tile. Related features include flagstone steps, stucco perimeter wall, detached garage, and landscaped courtyard. Alterations include some windows replaced, swimming pool added to courtyard, security gate added, fence added atop perimeter wall, and awnings added.

47. 1201-1207 ½ S. Ogden Drive APN: 5086014012 Contributor 1937
Architect: Arthur Hawes; Builder: F.K. Koolish; Original Owner: Monarch Construction Company

A two-story courtyard apartment (eight units) in the Minimal Traditional style with French Renaissance Revival elements. It has a U-shaped plan and its cladding is smooth stucco and scored stucco. Details include quoins, string course, belt course, and decorative window and door surrounds. The roof is hipped, with molded eaves and wall dormers, and is surfaced with composition shingle. Related features include concrete walkway and steps, landscaped courtyard, and detached garage. Alterations include some windows replaced with air conditioning units at side facade.

48. 1209-1211 S. Ogden Drive APN: 5086014011 Contributor 1936
Original Owner: Joe Eudemiller

A two-story fourplex in the Late Chateauesque style. It has an irregular plan and the cladding is smooth stucco. Details include belt course, string course, quoins, corbeled jetties, applied decoration, decorative window and door surrounds, and turret. The roof is hipped, conical, and flat, with flat parapet, vent dormers, and wall dormers, surfaced with composition shingle and an unknown material. Related features include concrete driveway and detached garage. Alterations include air conditioning units added to side façade, security doors added, security windows added, walkway replaced with pavers, and garage door replaced.

S. Orange Grove Avenue Photos 1-3

49. 1008-1012 S. Orange Grove Avenue APN: 5086013013 Contributor 1933
Original Owner: Rita Padway

A two-story triplex in the Monterey Revival style. This building is part of a four-building courtyard apartment complex extending from Orange Grove to Ogden. It has an L-shaped plan comprising a rectangular two-story main volume with a rectangular one-story volume at one end. It is clad with smooth stucco, brick, wood clapboard, and wood vertical beadboard. Details include wood and brick porch details, wood balcony details, decorative window surrounds, and shutters. The roof is gabled, with exposed rafter tails and horizontal wood cladding in gable ends, surfaced with composition shingle. Related features include interior courtyard with landscaping, flagstone walkway, detached garages, and entry gate. Alterations include security window bars added.

50. 1014-1018 S. Orange Grove Avenue APN: 5086013013 Contributor 1933
Original Owner: Rita Padway

A two-story triplex in the Monterey Revival style. This building is part of a four-building courtyard apartment complex extending from Ogden to Orange Grove and, being located on the interior, is only partially visible from the public right-of-way. It has an irregular plan and is clad with smooth stucco and wood vertical beadboard. Details include wood balcony details, decorative window surrounds, and decorative entry awnings. The roof is gabled, with exposed rafter tails, scalloped details, and horizontal wood cladding in gable ends, surfaced with composition shingle. Related features include interior courtyard with landscaping, and detached garages. Alterations include security window bars added.

51. 1019-1023 ½ S. Orange Grove Avenue APN: 5526040013 Contributor 1931
Architect: Thomas Harrell; Builder: Horace Richardson; Original Owner: Clarence J. Weber

A two-story apartment house (eight units) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbelled jetties, decorative window surrounds, arches, wood and stucco balcony details, grilles, and balconettes. The roof is gabled, shed, and flat, with molded eaves, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include flagstone walkway and detached garage. Alterations include some windows replaced, security window bars added. The building shares an entry gate with 1025 S. Orange Grove Avenue, which appears to be a later addition.

52. 1020-1024 S. Orange Grove Avenue APN: 5086013012 Contributor 1933
Original Owner: Rita Padway

A two-story fiveplex in the Monterey Revival Style. This building is part of a four-building courtyard apartment complex extending from Orange Grove to Ogden. It has an L-shaped plan and is clad with smooth stucco, brick, wood clapboard, and wood vertical beadboard. Details include wood balcony details, decorative window surrounds, shutters, and decorative entry awnings. The roof is gabled, with exposed rafter tails, scalloped details, and horizontal wood

cladding in gable ends, surfaced with composition shingle. Related features include brick patio, brick planters, flagstone walkways, detached garages, entry gate, and interior courtyard with landscaping. Alterations include security window bars added.

53. 1025 S. Orange Grove Avenue APN: 5086001055 Contributor 1932
Original Owner: S. Aranoff

A two-story apartment house (eight units) in the Spanish Colonial Revival style. It has an irregular plan its cladding is textured stucco. Details include corbeled jetties, stucco balcony details, grilles, balconette, applied decoration, tower entry volumes, arches, and decorative window surrounds. The roof is hipped, gabled, shed, flat, and conical, with exposed rafter tails and purlins, flat parapet and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete walkways and detached garage. Alterations include security window bars added and concrete walkway replaced in kind. The building shares entry gates with 1031 S. Orange Grove Avenue and 1019-1023 ½ S. Orange Grove Avenue; the former appears original/period appropriate, while the other appears to be a later addition.

54. 1026 S. Orange Grove Avenue APN: 5086013011 Contributor 1933
Architect: A.S. Roscoe; Original Owner: Anthony Connelly

A two-story courtyard apartment (eight units) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled and bracketed jetties, decorative window surrounds, wood balconette details, and applied decoration. The roof is gabled, hipped, shed, and conical, with turret, exposed rafter tails, pipe vents, chimneys with decorative caps, and clay tile coping, and is surfaced with clay tile at front-facing gables and composition shingle on rear- and side-facing gables. This building shares a courtyard and entry wall/gate with 1032 S. Orange Grove Avenue. Related features include concrete walkway, concrete driveway, detached garage, interior landscaped courtyard with fountain, and entry wall/gate. Alterations include some windows replaced, some roof material replaced with incompatible material, security window bars added, and security doors added.

55. 1031 S. Orange Grove Avenue APN: 5086001056 Contributor 1931
Builder: William Hiantis; Original Owner: William Hagurwood

A two-story apartment house (eight units) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled and bracketed jetties, applied decoration, pointed arches, wing wall, decorative window surrounds, grilles, stucco and wood balcony details, and stucco balconette details. The roof is hipped, shed, gabled, and conical, with exposed rafter tails, purlins, decorative barge boards, and turret, surfaced with clay tile. Related features include flagstone walkway and detached garage. Alterations include security window bars added. The building shares an entry gate with 1025 S. Orange Grove Avenue which appears original/period-appropriate.

56. 1032 S. Orange Grove Avenue APN: 5086013010 Contributor 1933

Architect: A.S. Roscoe; Original Owner: Anthony Connelly

A two-story courtyard apartment (eight units) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled and bracketed jetties, stucco balcony details, decorative window surrounds, and applied decoration. The roof is gabled, hipped, and shed, with molded eaves, exposed rafter tails, and clay tile coping, and is surfaced with clay tile at most front-facing gables and composition shingle on rear-, side-, and some front-facing gables. This building shares a courtyard and entry wall/gate with 1026 S. Orange Grove Avenue. Related features include concrete walkway, concrete driveway, detached garage, interior landscaped courtyard with fountain, and entry wall/gate. Alterations include some windows replaced, most roof material replaced with incompatible material, security window bars added, and security doors added.

57. 1036-1040 S. Orange Grove Avenue APN: 5086013009 Contributor 1940
Architect: A.S. Roscoe; Original Owner: Anthony Connelly

A two-story sixplex in the French Renaissance Revival style. It has an irregular plan and its cladding is textured and scored stucco. Details include belt course, applied decoration, decorative window surrounds, decorative door surrounds, and fluted and scalloped details. The roof is hipped and flat, with molded eaves, wall dormers, dentil molding, flat parapet, and clay tile coping, and is surfaced with composition shingle and an unknown material. Related features include flagstone steps, concrete driveway, and detached garage. Alterations include some windows replaced, wall cladding replaced, security window bars added, and security door added.

58. 1037-1041 S. Orange Grove Avenue APN: 5086001057 Contributor 1935
Architect: Arthur W. Hawes; Builder: John L. Hudson; Original Owner: R.O. Rhodes

A two-story fiveplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include stucco and wood balcony details, corbelling, decorative window surrounds, stucco stair details, grilles, decorative door surrounds, arches, and applied decoration. The roof is hipped, with exposed rafter tails and purlins, surfaced with clay tile. Related features include concrete walkways and detached garage. Alterations include security window bars added, security doors added, front planter likely added, and hedge added. Visibility is low due to vegetation.

59. 1043-1045 ½ S. Orange Grove Avenue APN: 5086001058 Contributor 1933
Architect: Arthur Hawes; Builder: Stanley Shave Construction Co.; Original Owner: E. Ansted

A two-story sixplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled jetties, decorative window surrounds, stucco and wood balcony details, corbeled details, applied decoration, wing wall, and grilles. The roof is gabled and shed, with a turret, exposed rafter tails, and clay pipe vents, and is surfaced with clay tile. Related features include concrete walkway, concrete steps, mortared stone entry wall, and

detached garage. Alterations include some windows replaced on side elevation, and security window bars added. Visibility is low due to vegetation.

60. 1044-1046 ½ S. Orange Grove Avenue APN: 5086013008 Contributor 1937
Architect: Edith Northman; Original Owner: M. Burgbacher Photo 12

A two-story fourplex in the French Renaissance Revival style. It has an irregular plan and its cladding is smooth stucco. Details include quoins, applied decoration, stucco balcony details, decorative window surrounds, belt course, string course, and stucco entry canopies. The roof is hipped and flat, with flared eaves, vent dormers, molded eaves, flat parapet, and clay tile coping, and is surfaced with composition shingle and an unknown material. Related features include concrete walkways, concrete steps, concrete driveway, and detached garage. Alterations include security window bars added and lathe added to exterior staircases at side elevation.

61. 1047-1049 S. Orange Grove Avenue APN: 5086001059 Contributor 1933
Architect: A.S. Roscoe; Original Owner: James M. Reese

A two-story courtyard apartment (six units) in the Spanish Colonial Revival style. It faces 1053-1055 S. Orange Grove Avenue across a shared courtyard fronted by a common entry wall. The building has an L-shaped plan and its cladding is textured stucco. Details include decorative window surrounds, applied decoration, grilles, decorative door surrounds, corbelled details, decorative tile, and tower entries. The roof is hipped and conical, with molded eaves, scalloped details, exposed rafter tails, and a weathervane, surfaced with clay tile. Related features include courtyard with designed landscape and fountain, concrete and brick walkways, and detached garage. Alterations include front entry wall and gate added (2017).

62. 1048-1050 S. Orange Grove Avenue APN: 5086013007 Contributor 1937
Builder: Rano Construction Company; Original Owner: Morris Chapman

A two-story triplex in the Minimal Traditional style. It has an irregular plan and is clad with smooth stucco, scored stucco, and brick. Details include belt course, decorative window surrounds, decorative door surrounds, and wood balcony details. The roof is hipped, with exposed rafter tails and purlins, and is surfaced with composition shingle. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include some windows replaced, security doors added, and security window bars added.

63. 1053-1055 S. Orange Grove Avenue APN: 5086001060 Contributor 1933
Architect: A.S. Roscoe; Original Owner: James S. Reese

A two-story courtyard apartment (six units) in the Spanish Colonial Revival style. It faces 1047-1049 S. Orange Grove Avenue across a shared courtyard fronted by a common entry wall. The building has an L-shaped plan and its cladding is textured stucco. Details include decorative window surrounds, applied decoration, grilles, decorative door surrounds, corbelled details, decorative tile, and tower entries. The roof is hipped and conical, with molded eaves, scalloped

details, exposed rafter tails, and a weathervane, surfaced with clay tile. Related features include courtyard with designed landscape and fountain, concrete and brick walkways, low perimeter wall, and detached garage. Alterations include front entry wall and gate added (2017).

64. 1054-1056 S. Orange Grove Avenue APN: 5086013006 Contributor 1937
Architect: Clarence J. Smale; Builder: Walter Bollenbacher; Original Owner: Mary Moore

A two-story duplex in the French Renaissance Revival Style. It has an irregular plan and its cladding is textured stucco. Details include quoins, decorative window surrounds, stained glass with leading, decorative tile, corbeled jetties, and stucco stair, balcony, and wall details. The roof is hipped and flat, with flared eaves, dentil molding, vent dormers, wall dormer, and flat parapet, and is surfaced with composition shingle and an unknown material. Related features include concrete driveway and detached garage. Alterations include wall cladding replaced, some windows replaced, doors replaced, security window bars added, and security door added.

65. 1058-1062 ½ S. Orange Grove Avenue APN: 5086013005 Contributor 1936
Architect: Edith Northman; Original Owner: M. Burgbacher

A two-story fiveplex in the Minimal Traditional style. It has an L-shaped plan and its cladding is smooth stucco and scored stucco. Details include belt course, string course, decorative door surrounds, decorative window surrounds, and wood balcony details. The roof is hipped, with molded eaves and roof dormer, surfaced with composition shingle. This building faces the matching building 1064-1068 S. Orange Grove Avenue. Related features include flagstone steps, concrete walkways, concrete driveway, and detached garage. Alterations include security window bars added and awnings added.

66. 1059-1061 ½ S. Orange Grove Avenue APN: 5086001061 Contributor 1936
Architect: Walters Zick; Builder: Security Finance and Building Co.; Original Owner: Edna Dyer Pierce

A two-story fourplex in the Spanish Colonial Revival style. It has an L-shaped plan and its cladding is textured stucco. Details include stucco and wood balcony details, stucco balconette details, applied decoration, grilles, belt course, and stucco stair details. The roof is cross gabled, with exposed rafter tails, horizontal wood siding at gable ends, and vents, and is surfaced with clay tile. Related features include concrete walkway and detached garage. Alterations include wall cladding replaced, security window bars added, security doors added, awnings added, security gate added and a possible enclosure of a balcony at the rear elevation.

67. 1064-1068 S. Orange Grove Avenue APN: 5086013004 Contributor 1936
Architect: Edith Northman; Original Owner: M. Burgbacher Photo 13

A two-story courtyard apartment (five units) in the Minimal Traditional style. It has an L-shaped plan its cladding is smooth stucco and scored stucco. Details include belt course, string course, decorative door surrounds, decorative window surrounds, and wood balcony details. The roof is

hipped, with molded eaves and roof dormer, surfaced with composition shingle. This building faces the matching building 1058-1062 ½ S. Orange Grove Avenue. Related features include flagstone steps, concrete walkways, concrete driveway, and detached garage. Alterations include awnings added, security window bars added, security doors added, and driveway gate added.

68. 1067-1069 ½ S. Orange Grove Avenue APN: 5086001062 Contributor 1933
Architect: A. Markowitz; Original Owner: Charles Assman

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan its cladding is textured stucco. Details include corbelled jetties, applied decoration, arches, decorative window surrounds, vents, and decorative tile. The roof is gabled and flat, with flat parapet and clay tile coping, and is surfaced with clay tile and an unknown material. Related features include concrete walkway and detached garage. Alterations include door replaced, perimeter wall and fence added, security doors added, security window bars added, and some windows replaced and window openings altered (at side elevation).

69. 1071 S. Orange Grove Avenue APN: 5086001063 Contributor 1931
Original Owner: Foster Phelps

A two-story apartment house (eight units) in the Mediterranean Revival style. It has a C-shaped plan and its cladding is smooth stucco. Details include quoins, stucco balconette details, grilles, decorative window surrounds, string course, decorative door surrounds, vents, arches, and applied decoration. The roof is hipped and flat, with molded eaves, exposed rafter tails and purlins, and flat parapet, and is surfaced with clay tile and an unknown material. Related features include concrete and flagstone walkways, and detached garage. Alterations include window bars added, security doors added.

70. 1075-1079 ½ S. Orange Grove Avenue APN: 5086001064 Contributor 1937
Original Owner: Ruth J. Kaplan Photo 14

A two-story sixplex in the Late Chateauesque style. It has an irregular plan and its cladding is smooth stucco. Details include quoins, turret with conical roof and finial, decorative window surrounds, decorative entry canopies, belt course, string course, and applied decoration. The roof is hipped and flat, with molded eaves, vent dormers, and flat parapet, and is surfaced with composition shingle and an unknown material. Related features include concrete walkways, concrete driveway, and detached garage. Alterations include some windows replaced, security window bars added, security doors added, and security gate added.

71. 1076 S. Orange Grove Avenue APN: 5086013031 Noncontributor 1991
Architect: Ramon Covarubrias; Original Owner: Darrly Lerian Photo 19

A two-story condominium building (18 units) in an Other style. It has an O-shaped plan with small interior courtyard and lower level parking garage. Its cladding is textured stucco, with details including jetties, stucco and cast stone balcony details, decorative window surrounds,

decorative door surrounds, decorative tile, and stucco and cast stone stair details. The roof is gabled, hipped, shed, and flat, with molded eaves, clay pipe vents, and parapet, surfaced with clay tile and an unknown material. Related features include retaining walls and planters. The building appears to be unaltered.

72. 1081-1099 S. Orange Grove Avenue APN: 5086001065 Contributor 1931
Builder:Cartwright and Huffman Ltd.; Original Owner: E.W. Shaw Photo 16

A two-story courtyard apartment (ten units) in the Spanish Colonial Revival style with Moorish Revival elements. It has an L-shaped plan and its cladding is textured stucco. Details include decorative door surrounds, wood balcony details, corbelled jetties, pointed arches, and decorative window surrounds. The roof is hipped, gabled, and shed, with exposed rafter tails and brick chimney caps, and is surfaced with clay tile. Related features include flagstone walkways and steps, perimeter wall, detached garage, and large interior courtyard with designed landscape. Alterations include awnings added, security window bars added, security gate added, and metal grates added to wrought iron railings.

73. 1101-1103 S. Orange Grove Avenue APN: 5086005026 Contributor 1931
Architect: Homer Rice; Builder: Stanley Shave Construction Co.; Original Owner: Dorothy Ralston Buck Photo 17

A two-story courtyard apartment (eight units) in the Spanish Colonial Revival style with Moorish Revival elements. It has an irregular plan and its cladding is textured stucco. Details include decorative window surrounds, decorative door surrounds, pointed arches, grilles, corbeled and bracketed jetties, applied decoration, shutters, wood balcony details, wrought iron balconette details, original light fixtures, clay pipe vents. The roof is hipped and gabled, with exposed rafter tails, purlins, turrets, and stepped chimney details, surfaced with clay tile. Related features include flagstone walkways and steps, a shallow courtyard on the Whitworth-fronting façade with a low stucco perimeter wall and landscaping, and an ancillary dwelling unit atop detached garages at the rear of the parcel. Alterations include fence added atop perimeter wall, awnings added, security gate added, and security window bars added.

74. 1109-1111 ½ S. Orange Grove Avenue APN: 5086005027 Contributor 1933
Architect: Max Maltzman; Original Owner: N. Belansky

A two-story courtyard apartment (six units) in the Spanish Colonial Revival style with Moorish Revival elements. It has an irregular plan and its cladding is textured stucco. Details include pointed arches, corbeled jetties, grilles, pointed arch entry volume with wood gate, decorative window surrounds, and decorative door surrounds. The roof is hipped and shed, with molded eaves, surfaced with clay tile. Related features include landscaped courtyard, concrete walkway, concrete steps, and detached garage. Alterations include security window bars added. Visibility is low due to the entry volume.

75. 1110-1112 S. Orange Grove Avenue APN: 5086014028 Contributor 1935

Original Owner: Sophia M. Sall

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include decorative window surrounds, applied decoration, porte cochere, stucco balcony details, stucco stair details, stucco wall details, stained glass with leading, arches, and stepped details. The roof is hipped, shed, and flat, with molded eaves, decorative chimney cap, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete walkway and detached garage. Alterations include door replaced, some windows replaced, security window bars added, and security gate added.

76. 1115-1117 S. Orange Grove Avenue APN: 5086005034 Contributor 1934
Architect: Chas Kyson; Builder: J.L. Hudson; Original Owner: E.R. Williens

A two-story courtyard apartment (six units) in the Mediterranean Revival style. It has an irregular plan and its cladding is smooth stucco. Details include quoins, grilles, corbels, decorative window surrounds, and tower entry. The roof is hipped and gabled. The plan is rectangular. The roof is hipped, with exposed purlins and turrets, and is surfaced with clay tile. Related features include courtyard, flagstone walkway, and detached garage. Alterations include perimeter and retaining walls added, security gate added, and hedge added. Visibility is low due to the hedge and perimeter wall.

77. 1116-1118 S. Orange Grove Avenue APN: 5086014027 Contributor 1935
Builder: Oscar Kalish; Original Owner: Mutual Construction Company

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include applied decoration, decorative window surrounds, grilles, stucco balcony details, stucco stair details, stucco wall details, arches, stepped details, jetties, and shutters. The roof is hipped, shed, and flat, with a turret, molded eaves, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete driveway. Alterations include perimeter fence added, driveway gate added, security window bars added, security door added.

78. 1200-1202 S. Orange Grove Avenue APN: 5086014032 Contributor 1931
Original Owner: R.E. Ibbetson

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled jetty, stucco and wood balcony details, stucco stair details, applied decoration, decorative window surrounds, grilles, and shutters. The roof is gabled, shed, and flat, with exposed rafter tails, vents, flat parapet, and clay tile coping, and is surfaced with clay tile and an unknown material. Related features include concrete driveway. Alterations include security window bars added, security door added, possible infill of the stucco stair wall/railing, and ancillary dwelling unit added to detached garage.

79. 1201 S. Orange Grove Ave APN: 5086005031 Contributor 1948
Original Owner: Jack Honig

A two-story fiveplex in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco and scored stucco. Details include quoins and wrought iron railings. The roof is hipped and gabled, with vents and vent dormers, surfaced with composition shingle. This building shares an open courtyard with 1207-1209 S. Orange Grove Avenue. Related features include flagstone walkway with fountain in courtyard, cut stone entry steps, and detached garage. Alterations include some windows replaced.

80. 1204-1206 ½ S. Orange Grove Avenue APN: 5086014015 Contributor 1937
Original Owner: Oscar Kalish

A two-story fiveplex in the French Renaissance Revival Style. It has an irregular plan and its cladding is textured stucco with cut stone at bulkheads. Details include quoins, belt course, decorative window surrounds, decorative door surrounds, stucco balconette details, stucco and metal balcony details, and decorative entry canopies. The roof is hipped and flat, with molded eaves, wall dormers, vent dormers, flat parapet, and clay tile coping, surfaced with composition shingle and an unknown material. Related features include flagstone walkway and steps, concrete driveway, and detached garage. Alterations include wall cladding replaced and security window bars added.

81. 1207-1209 S. Orange Grove Avenue APN: 5086005011 Contributor 1948
Original Owner: Jack Honig

A two-story courtyard apartment (five units) in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and scored stucco. Details include quoins and wrought iron railings. The roof is hipped and gabled, with vents and vent dormers, surfaced with composition shingle. This building faces 1201 S. Orange Grove Avenue. Related features include flagstone walkway with fountain in courtyard, cut stone entry steps, and detached garage. Alterations include all windows replaced.

82. 1208-1210 S. Orange Grove Avenue APN: 5086014016 Contributor 1930
Original Owner: T.C. and V.J. Rowley

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include bracketed jetties, stucco and wood balcony details, stepped details, decorative tile, applied decoration, shutters, grilles, and tower entry. The roof is gabled, hipped, shed, and flat, with exposed rafter tails, clay pipe vents, molded eaves, bargeboards, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete driveway and detached garage. Alterations include wall cladding replaced, some windows replaced, driveway gate added, security doors added, security window bars added, brick added to concrete walkway, and probable balcony enclosure at rear of building.

83. 1212-1214 S. Orange Grove Avenue APN: 5086014017 Contributor 1930
Original Owner: T.C. and V.J. Rowley

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled jetties, decorative door surround, grilles, wood balcony details, decorative tile, and arches. irregular. The roof is gabled, shed, and flat, with exposed rafter tails, bargeboards, vents, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete driveway and concrete walkway. Alterations include some windows replaced, security window bars added, security doors added, driveway gate added, and detached garage replaced with ancillary dwelling unit over new garage at rear of parcel (1954).

84. 1213 S. Orange Grove Avenue APN: 5086005010 Noncontributor 1950
Builder: Charles H. Meyers Construction Company Inc.; Original Owner: Bellrite Investment Enterprises

A two-story sixplex without a discernable style. It has a rectangular plan and its cladding is smooth stucco and horizontal wood board. Details include stucco and metal balcony details, and pebbledash and metal stair details. The roof is hipped, with overhanging closed eaves, surfaced with composition shingle. Related features include concrete walkway and concrete driveway. Alterations include all windows replaced, wood wall cladding added, and balcony, stair, and porch railings replaced.

85. 1216-1220 ½ S. Orange Grove Avenue APN: 5526032019 Contributor 1931
Builder: Consolidated Building Corp.; Original Owner: Harry Holton

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled jetties, stucco balcony details, stucco stair details, decorative window surrounds, arches, applied decoration, and grilles. The roof is hipped, shed, and flat, with exposed rafter tails, purlins, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete driveway, steps, and walkway. Alterations include all windows replaced, security window bars added, small addition to rear elevation, and detached garage replaced with ancillary dwelling unit over new garage/carport at rear of parcel (2016).

86. 1217 S. Orange Grove Avenue APN: 5086005009 Noncontributor 1959
Builder: Mohawk Builders Inc.; Original Owner: Lorrenz Zola

A two-story sixplex in the Dingbat style. It has a rectangular plan and its cladding is textured stucco. Details include applied decoration, dingbat, stucco and metal balcony details, concrete breeze block, and soft first story with fin-shaped supports. The roof is hipped and flat, with overhanging closed eaves and a flat parapet, surfaced with composition shingle and an unknown

material. Related features include concrete driveway/front setback. Alterations include some windows replaced and security doors added.

87. 1219-1223 S. Orange Grove Avenue APN: 5086005008 Contributor 1947
Builder: Reliable Home Builders; Original Owner: Willard Buckler

A two-story sixplex in the Minimal Traditional style. It has an irregular plan and its cladding is smooth stucco and scored stucco. Details include quoins, string course, decorative window surrounds, belt course, and decorative entry canopies. The roof is hipped, with shallowly overhanging closed eaves, surfaced with composition shingle. Related features include concrete steps, concrete driveway, and detached garage. Alterations include some windows replaced and security doors added.

88. 1222 S. Orange Grove Avenue APN: 5086014019 Noncontributor 1955
Original Owner: Ralph Monkarsh Photo 18

A two-story fourplex in the Mid-Century Modern style. It has an irregular footprint and its cladding is textured stucco and horizontal engineered wood board. Details include stucco balconies with metal railings. The roof is flat, with overhanging closed eaves, surfaced with an unknown material. Related features include concrete driveway and detached garage. Alterations include all windows replaced, doors replaced, engineered wood cladding added, railings replaced, and perimeter wall added.

89. 1225-1229 S. Orange Grove Avenue APN: 5086005007 Contributor 1937
Architect: R.S. Loring; Builder: B.S. Mitchell; Original Owner: E.M. Kessler

A two-story fourplex in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco. Details include decorative window surrounds, corbeled jetties, applied decoration, string course, belt course, wood and metal balcony details, decorative door surrounds, and dentil molding. The roof is hipped and flat, with exposed purlins and flat parapet, surfaced with composition shingle and an unknown material. Related features include concrete driveway, flagstone walkway and steps, and detached garage. Alterations include wall cladding replaced, some windows replaced, shutters removed, and security doors added.

90. 1226-1228 S. Orange Grove Avenue APN: 5086014020 Contributor 1930
Builder: Frank Hitchcook; Original Owner: Edith K. Bede

A two-story duplex in the Spanish Colonial Revival style. It has a rectangular plan and its cladding is textured stucco. Details include corbeled jetties, wood balcony and porch details, arches, and grilles. The roof is flat, with a flat and stepped/gabled parapet and clay tile coping, and is surfaced with an unknown material. Related features include concrete walkway, concrete driveway, and detached garage with upper ancillary dwelling unit (added within the period of significance). Alterations include some windows replaced.

91. 1231-1235 S. Orange Grove Avenue APN: 5086005006 Contributor 1941
Architect: Mark Viner; Builder: Eugene Hartin; Original Owner: Securities Construction Co.

A two-story fourplex in the Minimal Traditional style with Streamline Moderne elements. It has an irregular plan and its cladding is smooth stucco and raked stucco. Details include rounded corner, decorative entry canopies with speedlines and metal supports, and belt course. The roof is hipped and flat, with shallowly projecting closed eaves, vent dormers, and flat parapet, surfaced with composition shingle and an unknown material. Related features include concrete walkway and detached garage. Alterations include some windows replaced, security doors added, security window bars added, and driveway replaced with pavers.

92. 1232-1234 S. Orange Grove Avenue APN: 5086014021 Contributor 1930
Architect: James H. Garrott; Original Owner: E. Lingenfelder

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arches, grilles, stucco balcony and balconette details, and applied decoration. The roof is hipped and flat, with molded eaves, clay pipe vents, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete driveway, and detached garage. Alterations include some windows replaced, wall cladding replaced, security window bars added, perimeter fence added, garage door replaced, and security window roll up shutter added.

93. 1237-1239 S. Orange Grove Avenue APN: 5086005005 Contributor 1989
Original Owner: R.L. Byrd

A two-story fourplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include arches, corbeled jetty, decorative window surrounds, grilles, and wood balcony details. The roof is hipped, shed, and flat, with exposed rafter tails, purlins, clay pipe vents, flat parapet, and clay tile coping, surfaced with clay tile, composition shingle, and an unknown material. Related features include concrete ribbon driveway, concrete walkway, and detached garage with upper ancillary dwelling unit (added within the period of significance). Alterations include some windows replaced, portions of roofing replaced with incompatible material, awnings added, perimeter fence added, and security window bars added.

94. 1238-1240 S. Orange Grove Avenue APN: 5086014022 Contributor 1936
Architect: Arlos R. Sedgley; Original Owner: Harry McLee

A two-story duplex in the Minimal Traditional style. It has an irregular plan and its cladding is textured stucco with V-groove horizontal wood board and cut stone accents. Details include corbeling, applied decoration, stucco and wrought iron balcony and balconette details, string course, stucco and decorative tile stair details, decorative window surrounds, dentil molding, and decorative metal railings. The roof is hipped, with wall dormers, molded eaves, and dentil molding, surfaced with composition shingle. Related features include tile walkway, concrete

driveway, and detached garage. Alterations include all windows replaced, perimeter fence added, awnings added, security door added, and security window bars added.

95. 1242-1244 S. Orange Grove Avenue APN: 5086014023 Contributor 1931
Original Owner: B.O. Frederick

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled jetty, arches, grilles, and applied decoration. The roof is hipped, shed, and flat, with exposed rafter tails and purlins, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete steps, concrete driveway, and detached garage. Alterations include wall cladding replaced, one side window replaced, garage door replaced, and security window bars added.

96. 1243-1245 S. Orange Grove Avenue APN: 5086005004 Contributor 1929
Original Owner: B.O. Frederick

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled jetty, arches, and wood balcony details. The roof is gabled, shed, and flat, with exposed rafter tails, clay pipe vents, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete steps, concrete driveway, and detached garage. Alterations include all windows replaced, wall cladding replaced, security window bars added, security doors added, and driveway gate added.

97. 1248-1250 S. Orange Grove Avenue APN: 5086014024 Contributor 1935
Builder and Original Owner: Surety Buiding and Finance Co.

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include corbels, stucco and wrought iron balcony details, stucco and decorative tile stair details, decorative window surrounds, shutters, and stucco and brick wall details. The roof is hipped, shed, and flat, with exposed rafter tails, purlins, molded eaves, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete walkway, concrete driveway, planters, and detached garage. Alterations include some windows replaced, security window bars added.

98. 1249-1251 S. Orange Grove Avenue APN: 5086005003 Contributor 1930
Builder: B.O. Frederick; Original Owner: Edgar Kane

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbeled jetty, grilles, shutters, clay pipe vents, and arches. The roof is gabled, flat, and shed, with exposed rafter tails, purlins, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete

walkway, concrete steps, concrete driveway, and detached garage. Alterations include some windows replaced, security window bars added, security doors added, and driveway gate added.

99. 1252-1254 S. Orange Grove Avenue APN: 5086014025 Contributor 1930
Original Owner: B.O. Frederick

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include corbeled and bracketed jetties, stucco and wrought iron balconette details, arches, applied decoration, grilles, original light fixtures, and stucco balcony details. The roof is hipped, shed, and flat, with exposed rafter tails, purlins, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include detached garage. Alterations include pavers added to driveway and half of the front setback, railings replaced, and driveway gate added.

100. 1253-1255 S. Orange Grove Avenue APN: 5086005002 Contributor 1930
Builder: O.A. Fredricks; Original Owner: E.M. Einer

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and is clad in textured stucco. Details include entry tower, grilles, arches, corbeled jetty, wood balcony details, decorative window surround, and original light fixture. The roof is hipped, conical, shed, and flat, with exposed rafter tails, purlins, clay pipe vents, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete driveway, concrete steps, and detached garage. Alterations include some windows replaced, security window bars added, security door added, and driveway gate added.

101. 1257-1259 S. Orange Grove Avenue APN: 5086005001 Contributor 1929
Original Owner: May and Dave Brown

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and is clad in textured stucco. Details include corbeled jetties, arches, applied decoration, entry tower, decorative door surrounds, decorative window surrounds, and decorative tile. The roof is gabled, shed, flat, and conical, with molded eaves, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include concrete walkway and detached garage. Alterations include some windows replaced, perimeter wall with entry arch added, balcony at rear elevation enclosed, and landscaping altered. Visibility is low due to vegetation.

S. Packard Street

102. 5816-5818 S. Packard Street APN: 5086015014 Contributor 1936
Architect: Arlos R. Sedgley; Original Owner: Monroe Horowitz

Also 1300 S. Orange Grove Avenue. A two-story triplex in the Late Chateauesque style. It has an L-shaped plan and its cladding is textured and scored stucco. Details include arches, corbeled jetties, applied decoration, decorative window surrounds, quoins, belt course, stucco balcony

details, and turrets with conical roofs and finials. The roof is hipped, with turrets, decorative chimney, vent dormers, wall dormers, molded eaves, and flared eaves, surfaced with composition shingle. Related features include flagstone walkways and detached garage. Alterations include garage doors replaced, perimeter hedge added.

103. 5817-5823 W. Packard Street APN: 508601426 Contributor 1927/1936
Architect: Builder Place Service; Builder: Beck and Beck; Original Owner: Anna and Lena Beck

Also 1258-1260 S. Orange Grove Avenue. A two-story triplex in the Spanish Colonial Revival style with Streamline Moderne elements. It has an irregular plan and its cladding is smooth stucco. Details include corbelled jetties, rounded and cantilevered corners, stucco balcony details, decorative door surrounds, arches, and applied decoration. The roof is hipped and flat, with exposed purlins, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. Related features include shallow front courtyard, concrete walkways, concrete and brick steps, and two detached garages. The east volume of this property was constructed as a single-family residence in 1927, then the west portion was added in 1936 to convert it into a multi-family residence (and a second detached garage was added). Alterations since that time include some windows replaced, wood and sheet metal canopy added over side balcony, and security window bars added.

W. San Vicente Boulevard

104. 5906 W. San Vicente Blvd APN: 5086026013 Contributor 1938
Architect: David C. Coleman; Original Owner: J.N. Smith

A two-story fourplex in the Late Chateauesque style. It has an irregular plan and its cladding is textured stucco. Details include turrets with conical roofs and finials, arches, decorative door surround, decorative window surrounds, arches, picture windows with stained glass and leading, quoins, scalloped details, and decorative entry canopy. The roof is hipped, conical, and flat, with turrets, vent dormers, flat parapet, and clay tile coping, surfaced with composition shingle and an unknown material. The building faces 5912-5914 ½ W. San Vicente to the west. Related features include shared open courtyard, concrete walkways, and detached garage. Alterations include wall cladding replaced, some windows replaced, and hedge added.

105. 5912-5914 ½ W. San Vicente Blvd APN: 5086026012 Contributor 1929
Architect: David C. Coleman; Original Owner:J.N. Smith

A two-story fourplex in the Late Chateauesque style. It has an irregular plan and its cladding is textured stucco. Details include turrets with conical roofs and finials, arches, decorative door surround, decorative window surrounds, arches, picture windows with stained glass and leading, quoins, scalloped details, and decorative entry canopy. The roof is hipped, conical, and flat, with turrets, flat parapet, and clay tile coping, surfaced with composition shingle and an unknown material. The building faces 5906-5908 W. San Vicente to the east. Related features include

shared open courtyard, concrete walkways, low retaining wall/planter, and detached garage. Alterations include wall cladding replaced, some doors replaced, security window bars added, and hedge added.

106. 5918-5920 ½ W. San Vicente Blvd APN: 5086026011 Contributor 1938
Architect: Paul C. Pape; Builder: Bert Dale; Original Owner: Mildred Dale

A two-story fourplex in the Streamline Moderne style. It has an irregular plan and its cladding is smooth stucco. Details include belt course, jetty, stucco stair details, applied decoration, decorative window surround, and stucco canopy with speed lines and scalloped detail. The roof is flat, with a flat parapet and clay tile coping, surfaced with an unknown material. Related features include concrete walkway and detached garage. Alterations include portion of walkway replaced with pavers, security window bars added, and security doors added.

107. 5954-5956 W. San Vicente Blvd APN: 5086018018 Contributor 1938
Builder: J.J. Rees; Original Owner: Robert B. Hedberg

A two-story fourplex in the Minimal Traditional style with French Renaissance Revival elements. It has an L-shaped plan and its cladding is textured stucco. Details include quoins, decorative door surrounds, decorative window surrounds, string course, and belt course. The roof is hipped, with molded eaves, dentil molding wall dormers, and vent dormers, surfaced with composition shingle. The building mirrors 5958-5960 W. San Vicente Boulevard to the west. Related features include shared open courtyard, flagstone walkway and steps, and detached garage. Alterations include security door added and security window bars added.

108. 5958-5960 W. San Vicente Blvd APN: 5086018017 Contributor 1938
Original Owner: Roebert B. Hedberg

A two-story fourplex in the Minimal Traditional style with French Renaissance Revival elements. It has an L-shaped plan and its cladding is textured stucco. Details include quoins, decorative door surrounds, decorative window surrounds, string course, and belt course. The roof is hipped, with molded eaves, dentil molding wall dormers, and vent dormers, surfaced with composition shingle. The building mirrors 5954-5956 W. San Vicente Boulevard to the east. Related features include shared open courtyard, flagstone walkway and steps, and detached garage. Alterations include security door added and security window bars added.

109. 5962-5966 W. San Vicente Blvd APN: 5086018016 Contributor 1938
Original Owner: Roebert B. Hedberg

A two-story fourplex in the Minimal Traditional style with French Renaissance Revival elements. It has an L-shaped plan and its cladding is textured stucco. Details include quoins, decorative window surrounds, and decorative door surround. The roof is hipped, with molded eaves, dentil molding, and wall dormers, and is surfaced with composition shingle. The building mirrors 5968-5970 W. San Vicente Boulevard to the west. Related features include courtyard,

flagstone walkway, and detached garage. Alterations include wall cladding replaced, hedge added, security window bars added, and security doors added.

110. 5968-5970 W. San Vicente Blvd APN: 5086018015 Contributor 1938
Original Owner: Roebert B. Hedberg

A two-story fourplex in the Minimal Traditional style with French Renaissance Revival elements. It has an L-shaped plan and its cladding is textured stucco. Details include quoins, decorative window surrounds, and decorative door surround. The roof is hipped, with molded eaves, dentil molding, and wall dormers, and is surfaced with composition shingle. The building mirrors 5962-5966 W. San Vicente Boulevard to the east. Related features include courtyard, flagstone steps, and detached garage. Alterations include wall cladding replaced, hedge added, awnings added, security gate added, security window bars added, and security door added.

S. Spaulding Avenue

111. 1145-1149 ½ S. Spaulding Avenue APN: 5086026021 Contributor 1932
Architect: David C. Coleman; Original Owner: Harry Lehrer

A two-story courtyard apartment (five units) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbelled and stepped jetties, decorative window surrounds, wood balcony details, grilles, decorative tile, decorative door surrounds, arches, turret, stucco stair details, original light fixtures, tower entry volume, and wing wall. The roof is gabled, hipped, conical, shed, and flat, with clay pipe vents, exposed rafter tails, purlins, turret, flat parapet, and clay tile coping, surfaced with clay tile and an unknown material. The building shares a landscaped courtyard and low entry wall with 1151-1159 S. Spaulding Avenue to the south. Related features include landscaped courtyard and detached garage. Alterations include brick added to courtyard, security gate added, and security window bars added.

112. 1150-1154 S. Spaulding Avenue APN: 5085024013 Contributor 1932
Builder: Bowles, Thomas C.; Original Owner: John Fredrickson

A two-story duplex in the Spanish Colonial Revival style. It has an irregular plan and the cladding is textured stucco. Details include stucco stair details, stucco and wood balcony details, stepped and corbelled jetties, applied decoration, decorative window surrounds, decorative tile, grilles, and wing wall. The roof is gabled, shed, and flat, with flat parapet, clay tile coping, and clay pipe vents, surfaced with clay tile and an unknown material. Related features include concrete driveway and flagstone steps. Alterations include some windows replaced, wall cladding replaced, railings replaced, security window bars added, and ancillary dwelling unit added over detached garage at rear of parcel (1982).

113. 1151-1159 S. Spaulding Avenue APN: 5086026022 Contributor 1932
Builder: David C. Coleman; Original Owner: Harry Lehrer

Also 5905 W. Whitworth Dr. A two-story courtyard apartment (eight units) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include corbelled and stepped jetties, applied decoration, decorative window surrounds, wood balcony details, decorative tile, decorative door surround, grilles, arches, and stucco and metal balconettes details. Its roof is hipped, gabled, shed, and flat, with exposed rafter tails, purlins, and vents, surfaced with clay tile and an unknown material. The building shares a landscaped courtyard and low entry wall with 1145-1149 ½ S. Spaulding Avenue to the north. Related features include landscaped courtyard with entry wall, tiled entry steps, flagstone walkways, and detached garages. Alterations include security gate added, brick added to courtyard, and security window bars added.

W. Whitworth Drive

114. 5865 W. Whitworth Drive APN: 5085024012 Contributor 1935
Builder: Ley Bros; Original Owner: Charles Haleskoon

A duplex above a detached garage, associated with 5867-5869 W. Whitworth Drive to the west and reflecting the Minimal Traditional style. It has a rectangular plan and is clad in smooth stucco. Details include shutters, stucco stair details, and decorative entry canopy. The roof is gabled, with exposed rafters and purlins, decorative bargeboards, vents, and horizontal wood board in gable ends, surfaced with composition shingle. Related features include concrete driveway. Alterations include some windows replaced and security doors added.

115. 5867-5869 W. Whitworth Drive APN: 5085024012 Contributor 1935
Builder: Ley Bros; Original Owner: Charles Haleskoon

A two-story duplex in the Minimal Traditional style with American Colonial Revival elements. It has an L-shaped plan with a one-story volume at one end, and its cladding is smooth stucco and vertical beadboard. Details include decorative door surrounds, string course, shutters, decorative window surrounds, and double-height porch with simple wood posts. The roof is gabled, with exposed rafter tails, purlins, decorative bargeboards, vents, and horizontal wood board with scalloped details in gable ends, surfaced with composition shingle. Related features include brick walkway and steps, concrete walkways, and an ancillary dwelling unit over detached garage (5865 W. Whitworth Drive, noted separately). Alterations include some windows replaced and security door added.

116. 5900 W. Whitworth Drive APN: 5086027029 Contributor 1933
Original Owner: Glenn A. Doughty Photo 15

Also 1201 S. Spaulding Avenue. A two-story fourplex in the Tudor Revival style. It has a rectangular plan and its cladding is textured stucco. Details include half timbering, grilles, decorative window surrounds, bracketed jetties, decorative door surrounds, and belt course. The roof is hipped and flat, with flat parapet, clay tile coping, wall dormers, and molded eaves, and is

surfaced with composition shingle and an unknown material. Related features include concrete walkway, concrete steps, and detached garage. Alterations include wall cladding replaced, decorative elements removed, garage doors replaced, and security window bars added.

117. 5921 W. Whitworth Drive APN: 5086026001 Contributor 1933
Original Owner: Glenn A. Doughty

A two-story fourplex in the Tudor Revival style. It has a rectangular plan and its cladding is textured stucco. Details include half timbering, grilles, decorative window surrounds, bracketed jetties, decorative door surrounds, and belt course. The roof is hipped and flat, with flat parapet, clay tile coping, wall dormers, and molded eaves, and is surfaced with composition shingle and an unknown material. Related features include concrete walkway, concrete steps, and detached garage. Alterations include wall cladding replaced, decorative elements removed, garage doors replaced, and security window bars added.

118. 6000-6014 W. Whitworth Drive APN: 5086014030 Contributor 1930
Architect: A.S. Roscoe; Original Owner: Mary Preissman

A two-story apartment house (eight units) in the Spanish Colonial Revival style. It has a C-shaped plan and its cladding is textured stucco. Details include applied decoration, corbeled jetties, decorative window surrounds, wrought iron grilles, tower entry volumes, arches, and decorative tile. The roof is gabled and hipped, with turret, tower, clay pipe vents, wall dormers, and exposed purlins, and is surfaced with clay tile. Related features include a shallow front landscaped courtyard with concrete walkways and steps, and detached garages. Alterations include security window bars added.

119. 6001-6015 W. Whitworth Drive APN: 5086013029 Contributor 1933
Builder: A.S. Roscoe; Original Owner: Mary Preissman

A two-story apartment house (eight units) in the Spanish Colonial Revival style. It has a C-shaped plan and its cladding is textured stucco. Details include corbeled jetties, decorative window surrounds, arches, decorative tile, grilles, and a tower entry volume. The roof is hipped and conical, with molded eaves and clay pipe vents, and is surfaced with clay tile. Related features include a shallow front landscaped courtyard with concrete walkway and steps. Alterations include some windows replaced, security window bars added, and some handrails replaced.

120. 6016-6030 W. Whitworth Drive APN: 5086014029 Contributor 1933
Builder: A.S. Roscoe; Original Owner: Mary Preissman

A two-story apartment house (eight units) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is smooth stucco. Details include corbelled and stepped jetties, wood balcony details, decorative window surrounds, grilles, and arches. The roof is gabled, hipped, and shed, with molded eaves, clay pipe vents, and decorative chimney cap, surfaced with

clay tile. Related features include shallow front courtyard with entry wall, concrete walkways, concrete steps, and detached garage. Alterations include security window bars added.

121. 6017-6031 W. Whitworth Drive APN: 5086013001 Contributor 1933
Builder: A.S. Roscoe; Original Owner: Mary Preissman

A two-story apartment house (eight units) in the Mediterranean Revival style. It has a C-shaped plan and its cladding is textured stucco. Details include quoins, belt course, and wrought iron balconette details. The roof is hipped, with exposed rafter tails and purlins, surfaced with clay tile. Related features include shallow front courtyard with entry wall and fence, concrete walkway, and concrete steps. Alterations include wall cladding replaced and detached garage removed to create surface parking lot.

Table 1. Properties in the Wilshire Vista West Historic District

#	Address	Year Built	Status	APN	Notes
1	1031-1033 S. Genesee Ave.	1938	Noncontributor	5086018019	
2	1036-1040 S. Genesee Ave.	1938	Noncontributor	5086026010	
3	1041-1047 1/2 S. Genesee Ave.	1931	Contributor	5086018020	
4	1042-1048 1/2 S. Genesee Ave.	1937	Contributor	5086026009	
5	1049-1053 1/2 S. Genesee Ave.	1936	Contributor	5086018021	
6	1050-1052 S. Genesee Ave.	1937	Contributor	5086026008	
7	1055-1059 1/2 S. Genesee Ave.	1950	Noncontributor	5086018022	
8	1056-1060 S. Genesee Ave.	1937	Contributor	5086026007	
9	1063-1065 S. Genesee Ave.	1933	Contributor	5086018023	
10	1064-1066 S. Genesee Ave.	1933	Contributor	5086026006	
11	1069-1071 S. Genesee Ave.	1933	Contributor	5086018024	
12	1070-1072 S. Genesee Ave.	1933	Contributor	5086026005	
13	1073-1075 S. Genesee Ave.	1933	Contributor	5086018025	
14	1074-1076 S. Genesee Ave.	1933	Contributor	5086026004	
15	1079-1081 S. Genesee Ave.	1932	Contributor	5086018026	
16	1080-1082 S. Genesee Ave.	1933	Contributor	5086026003	
17	1083-1085 S. Genesee Ave.	1933	Contributor	5086018027	
18	1086-1088 S. Genesee Ave.	1933	Contributor	5086026002	
19	1087-1089 S. Genesee Ave.	1933	Contributor	5086018028	
20	1095-1097 S. Genesee Ave.	1933	Contributor	5086018029	
21	1103-1105 S. Genesee Ave.	1933	Contributor	5086017031	
22	1109-1111 S. Genesee Ave.	1935	Contributor	5086017032	
23	1022 S. Ogden Dr.	1938	Contributor	5086018014	
24	1030-1038 S. Ogden Dr.	1940	Noncontributor	5086018013	
25	1033-1037 S. Ogden Dr.	1933	Contributor	5086013018	Part of a 4-bldg courtyard complex
26	1040-1042 S. Ogden Dr.	1937	Contributor	5086018012	
27	1041-1043 S. Ogden Dr.	1949	Contributor	5086013019	
28	1045-1049 S. Ogden Dr.	1949	Contributor	5086013020	
29	1048-1050 S. Ogden Dr.	1935	Contributor	5086018030	
30	1051-1053 ½ S. Ogden Dr.	1937	Contributor	5086013021	
31	1054-1056 S. Ogden Dr.	1935	Contributor	5086018009	
32	1057-1059 S. Ogden Dr.	1947	Contributor	5086013022	
33	1058-1060 S. Ogden Dr.	1949	Contributor	5086018008	

34	1061-1063 S. Ogden Dr.	1934	Contributor	5086013023	
35	1064-1066 S. Ogden Dr.	1935	Contributor	5086013024	
36	1067-1069 S. Ogden Dr.	1934	Contributor	5086013024	
37	1070-1072 S. Ogden Dr.	1934	Contributor	5086018031	
38	1073-1075 S. Ogden Dr.	1934	Contributor	5086013025	
39	1074-1076 S. Ogden Dr.	1933	Contributor	5086018004	
40	1078-1080 S. Ogden Dr.	1933	Contributor	5086018003	
41	1079-1081 S. Ogden Dr.	1934	Contributor	5086013026	
42	1083-1085 S. Ogden Dr.	1933	Contributor	5086013027	
43	1084-1086 S. Ogden Dr.	1933	Contributor	5086018002	
44	1089-1091 ½ S. Ogden Dr.	1949	Contributor	5086013028	
45	1092-1094 S. Ogden Dr.	1933	Contributor	5086018001	
46	1107-1115 ½ S. Ogden Dr.	1936	Contributor	5086014031	
47	1201-1207 ½ S. Ogden Dr.	1937	Contributor	5086014012	
48	1209-1211 ½ S. Ogden Dr.	1936	Contributor	5086014011	
49	1008-1012 S. Orange Grove Ave.	1933	Contributor	5086013013	Part of a 4-bldg courtyard complex
50	1014-1018 S. Orange Grove Ave.	1933	Contributor	5086013013	Part of a 4-bldg courtyard complex
51	1019-1023 ½ S. Orange Grove Ave.	1931	Contributor	5086001054	
52	1020-1024 S. Orange Grove Ave.	1933	Contributor	5086013012	Part of a 4-bldg courtyard complex
53	1025 S. Orange Grove Ave.	1932	Contributor	5086001055	
54	1026 S. Orange Grove Ave.	1933	Contributor	5086013011	
55	1031 S. Orange Grove Ave.	1931	Contributor	5086001056	
56	1032 S. Orange Grove Ave.	1933	Contributor	5086013010	
57	1036-1040 S. Orange Grove Ave.	1940	Contributor	5086013009	
58	1037-1041 S. Orange Grove Ave.	1935	Contributor	5086001057	
59	1043-1045 ½ S. Orange Grove Ave.	1933	Contributor	5086001058	
60	1044-1046 ½ S. Orange Grove Ave.	1937	Contributor	5086013008	
61	1047-1049 S. Orange Grove Ave.	1933	Contributor	5086001059	
62	1048-1050 S. Orange Grove Ave.	1937	Contributor	5086013007	
63	1053-1055 S. Orange Grove Ave.	1933	Contributor	5086001060	
64	1054-1056 S. Orange Grove Ave.	1937	Contributor	5086013006	
65	1058-1062 ½ S. Orange Grove Ave.	1936	Contributor	5086013005	
66	1059-1061 ½ S. Orange Grove Ave.	1936	Contributor	5086001061	
67	1064-1068 S. Orange Grove Ave.	1936	Contributor	5086013004	
68	1067-1069 ½ S. Orange Grove Ave.	1933	Contributor	5086001062	
69	1071 S. Orange Grove Ave.	1931	Contributor	5086001063	
70	1075-1079 ½ S. Orange Grove Ave.	1937	Contributor	5086001064	
71	1076 S. Orange Grove Ave.	1991	Noncontributor	5086013031	
72	1081-1099 S. Orange Grove Ave.	1931	Contributor	5086001065	
73	1101-1103 S. Orange Grove Ave.	1931	Contributor	5086005026	
74	1109-1111 ½ S. Orange Grove Ave.	1933	Contributor	5086005027	
75	1110-1112 S. Orange Grove Ave.	1935	Contributor	5086014028	
76	1115-1117 S. Orange Grove Ave.	1934	Contributor	5086005034	
77	1116-1118 S. Orange Grove Ave.	1935	Contributor	5086014027	
78	1200-1202 S. Orange Grove Ave.	1931	Contributor	5086014032	
79	1201 S. Orange Grove Ave.	1948	Contributor	5086005031	
80	1204-1206 ½ S. Orange Grove Ave.	1937	Contributor	5086014015	

81	1207-1209 S. Orange Grove Ave.	1948	Contributor	5086005011	
82	1208-1210 S. Orange Grove Ave.	1930	Contributor	5086014016	
83	1212-1214 S. Orange Grove Ave.	1930	Contributor	5086014017	
84	1213 S. Orange Grove Ave.	1950	Noncontributor	5086005010	
85	1216-1220 ½ S. Orange Grove Ave.	1931	Contributor	5086014018	
86	1217 S. Orange Grove Ave.	1959	Noncontributor	5086005009	
87	1219-1223 S. Orange Grove Ave.	1947	Contributor	5086005008	
88	1222 S. Orange Grove Ave.	1955	Noncontributor	5086014019	
89	1225-1229 S. Orange Grove Ave.	1937	Contributor	5086005007	
90	1226-1228 S. Orange Grove Ave.	1930	Contributor	5086014020	
91	1231-1235 S. Orange Grove Ave.	1941	Contributor	5086005006	
92	1232-1234 S. Orange Grove Ave.	1930	Contributor	5086014021	
93	1237-1239 S. Orange Grove Ave.	1930	Contributor	5086005005	
94	1238-1240 S. Orange Grove Ave.	1936	Contributor	5086014022	
95	1242-1244 S. Orange Grove Ave.	1931	Contributor	5086014023	
96	1243-1245 S. Orange Grove Ave.	1929	Contributor	5086005004	
97	1248-1250 S. Orange Grove Ave.	1935	Contributor	5086014024	
98	1249-1251 S. Orange Grove Ave.	1930	Contributor	5086005003	
99	1252-1254 S. Orange Grove Ave.	1930	Contributor	5086014025	
100	1253-1255 S. Orange Grove Ave.	1930	Contributor	5086005002	
101	1257-1259 S. Orange Grove Ave.	1929	Contributor	5086005001	
102	5816-5818 W. Packard St.	1936	Contributor	5086015014	
103	5817-5823 W. Packard St.	1927/ 1936	Contributor	508601426	
104	5906 W. San Vicente Blvd.	1938	Contributor	5086026013	
105	5912-5914 ½ W. San Vicente Blvd.	1938	Contributor	5086026012	
106	5918-5920 ½ W. San Vicente Blvd.	1938	Contributor	5086026011	
107	5954-5956 W. San Vicente Blvd.	1938	Contributor	5086018018	
108	5958-5960 W. San Vicente Blvd.	1938	Contributor	5086018017	
109	5962-5966 W. San Vicente Blvd.	1938	Contributor	5086018016	
110	5968-5970 W. San Vicente Blvd.	1938	Contributor	5086018015	
111	1145-1149 ½ S. Spaulding Ave.	1932	Contributor	5086026021	
112	1150-1154 S. Spaulding Ave.	1932	Contributor	5085024013	
113	1151-1159 S. Spaulding Ave.	1932	Contributor	5086026022	
114	5865 W. Whitworth Dr.	1935	Contributor	5085024012	Shares parcel with 5867-5869 Whitworth
115	5867-5869 W. Whitworth Dr.	1935	Contributor	5085024012	Shares parcel with 5865 Whitworth
116	5900 W. Whitworth Dr.	1933	Contributor	5086027029	
117	5921 W. Whitworth Dr.	1933	Contributor	5086026001	
118	6000-6014 W. Whitworth Dr.	1930	Contributor	5086014030	
119	6001-6015 W. Whitworth Dr.	1933	Contributor	5086013029	
120	6016-6030 W. Whitworth Dr.	1933	Contributor	5086014029	
121	6017-6031 W. Whitworth Dr.	1933	Contributor	5086013001	

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1927-1949

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Northman, Edith
Garrott, James H.
Maltzman, Max

CONTINUED Section 8 page 63

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Wilshire Vista West Historic District is eligible at the local level of significance under Criterion C in the area of Architecture as an excellent collection of Period Revival architecture, in the form of low-scale, multi-family residences. The district contains a high percentage of contributing buildings within its borders and retains sufficient integrity to convey its significance despite some alterations to individual buildings and a very small amount of infill. Its period of significance is 1927 to 1949, during which time the district developed as a distinctive neighborhood of Period Revival multi-family buildings shaped by both streetcar- and automobile-dependent development patterns. The district experienced the majority of its development during the 1930s and reflects a high level of architectural cohesion in terms of scale, massing, and style.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early History of the Mid-City Area

The Tongva people are the original inhabitants of the land that later included most of Los Angeles, including the central city area commonly known today as Mid-City.[1] In the early 1800s, during the era of Mexican colonization, most of this area was granted to various owners as lands including Rancho Rodeo de las Aguas and Rancho La Cienega. As suggested by their names, these lands had ample water sources and had large areas of wetland that had to be drained and graded for later residential construction. The land that would develop as Wilshire Vista West sat at the boundary between those two ranchos, straddling Rancho Rodeo de las Aguas on the west and Rancho La Cienega on the east.

The area remained mostly rural until the city's first population and land boom, which occurred during the late 1880s thanks to the expansion of rail networks and a fare war between the Southern Pacific and Santa Fe Railroads that led to rampant land speculation. During this time, brothers Henry Gaylord and William Wilshire embarked on the development of a grand boulevard free of streetcars that would become the centerpiece of a luxurious residential neighborhood called Westlake. Known as Wilshire Boulevard, the thoroughfare was eventually extended further westward to connect with Orange Street; portions of the route partially comprised an old Spanish-era trail known as El Camino Viejo, or "old road," that had historically served as the dividing line between Rancho La Brea on the north and Rancho La

[1] The Wilshire Vista West district lies partially in, but largely west of, the Wilshire Vista neighborhood named for the early 1920s development that shaped it; both areas are generally considered part of the Mid-City neighborhood, bounded roughly by Wilshire Boulevard on the north, Pico Boulevard on the south, Fairfax Avenue on the west, and Crenshaw Boulevard on the east. Immediately west of Fairfax Avenue is the Carthay neighborhood, which like Wilshire Vista is named for its early 1920s planned development. Prior to the development of these areas, this general region was commonly known as part of West Los Angeles, historically (pre-1930s) the westernmost portion of the city.

Cienega on the south. It ultimately became one of the city's most iconic east-west commercial corridors, and its development served as the catalyst for growth within the area. Beckoned by the open space and the grand boulevard, Angelenos began shifting westward. With expansion of the city's streetcar network and street systems making living in Los Angeles' western suburbs more feasible, residential development in the Wilshire area accelerated through the 1910s. Most of the early development came in the form of single-family subdivisions, with apartment buildings occurring on grand scales along Wilshire Boulevard and on smaller scales in other areas. Commercial and institutional development occurred along major streets beyond Wilshire Boulevard, with business districts emerging along streetcar lines and major streets like Pico Boulevard, Country Club Drive (later Olympic Boulevard), La Brea Avenue, Fairfax Avenue, San Vicente Boulevard, and La Cienega Boulevard.

Los Angeles's westward expansion accelerated in the early to mid-1920s, when a massive population influx triggered a regional construction boom. It was during this period that substantial development began in the westernmost portion of Los Angeles. The new suburban construction depended on existing transit connections, both electric streetcar lines and newly extended automobile routes. In 1911, Henry Huntington bought and consolidated multiple streetcar companies first established around the turn of the century into his Pacific Electric Railway. The Pacific Electric system served as a residential subdivision generator and promoter as well as a transportation network, creating and servicing new suburbs all over Los Angeles. The boom of the 1920s was further facilitated by the rising prominence of the automobile, which opened up outlying areas to suburban development as quickly as the City and private developers could grade roads.

The larger area now containing the Wilshire Vista West neighborhood was only sparsely developed until after World War I, with a few residential subdivisions dwarfed by expanses of agricultural land and clusters of derricks pumping from subsurface oil fields. That all changed in 1922, when a developer named J. Harvey McCarthy purchased 139 acres west of Fairfax Avenue and south of Olympic Boulevard (then Country Club Drive) and began constructing the subdivision of Carthay Center. This area was already serviced by the Pacific Electric's Santa Monica via Sawtelle line, which connected downtown Los Angeles to points west along Pico Boulevard, splitting into two lines running on San Vicente Boulevard (known in some areas as Eulalia Avenue) and Venice Boulevard (where it became the Venice Short Line).[2] McCarthy convinced the Pacific Electric to establish a new station at his development, and constructed paved streets with sidewalks and ornamental street lighting.[3]

The developer heavily marketed Carthay Center, "intended to typify the best in California home building," and included a business center that included a spectacular movie theater as well as a school and retail space.[4] Carthay Center also promised connections to city utilities thanks to the

[2] Electric Railway Historic Association, "Pacific Electric: Santa Monica via Sawtelle Line," accessed October 2019, http://www.erha.org/pewsms.htm; "The Militant Angeleno's Pacific Electric Archaeology Map," accessed October 2019, https://www.google.com/maps/d/viewer?mid=1DuFcDskRpjHGsavgjnpKZjA4xNQ&ll=34.04766160527478%2C-118.35540019293711&z=17.
[3] City of Los Angeles, *Carthay Square HPOZ Preservation Plan*, adopted December 2016, 6.
[4] "Preparing New Tract," *Los Angeles Times* 7/30/22.

area's looming annexation to Los Angeles, fulfilled in 1923.[5] The block of Fairfax Avenue between San Vicente Boulevard and Whitworth Drive was also subdivided in 1922 with the intent of creating another small commercial district to service the adjacent subdivisions. Construction did not begin there until 1927, at which point several one-story retail buildings with multiple storefronts were added.

Thanks to Carthay Center's successful marketing (and rapid sales), robust transportation networks, and the city's annexation of more and more land, construction took off in the Mid-City and Mid-Wilshire areas. Hundreds of tracts were subdivided and put on the market; they primarily were intended for single-family residences, with larger multi-family properties typically restricted to major arterial streets. Many of the tracts were nameless and comprised only a few blocks, but others boasted bucolic names and larger areas – like the 1922 subdivision of Wilshire Vista. Bounded roughly by Wilshire Boulevard, Cahuenga Boulevard (now Cochran Avenue), Pico Boulevard, and Spaulding Avenue, Wilshire Vista was marketed as "the last of the high ground in bon-ton Los Angeles," readily accessible by both streetcar and automobile and asking "astonishingly low" prices.[6] Like Carthay Center to the west, Wilshire Vista was part of Los Angeles and had improvements like sewer lines, electrical power, and concrete sidewalks. It was primarily single-family in nature, with a few multi-family properties mixed in. Between Carthay Center and Wilshire Vista sat the area soon to hold Wilshire Vista West.

Development of Wilshire Vista West[7]

After ownership changes and multiple sell-offs of portions of Rancho Rodeo de las Aguas and Rancho La Cienega, the Wilshire Vista West area saw the first step toward its eventual residential development when it was subdivided as the Rodeo Tract in 1904. Its owners B. Lombard Jr., the Rodeo Oil Co., Frederick Rindge, E.P. Clark, and C. Alexander Gates portioned off the tract among themselves as six large parcels between Pico Street (now Boulevard) and the streetcar right-of-way that would become San Vicente Boulevard.[8] In 1921, the owners of Lots 2, 3, and 4 either subdivided them or sold them for subdivision into 50-foot lots fronting on four residential streets between Pico and Whitworth Drive: Orange Grove Avenue, Ogden Drive, Genesee Avenue, and Spaulding Avenue.[9]

This tract (Tract 4362) comprises the southernmost properties within the Wilshire Vista West Historic District, almost entirely on S. Orange Grove Avenue. It saw slow development prior to about 1928, with only about a quarter of its lots containing buildings in 1927; none of these buildings were within the boundaries of the Wilshire Vista West district, and all appear to have been one-story single-family residences.[10] Aerial photographs of the area suggest construction

[5] "Carthay Center Is Now Part of City," *Los Angeles Times* 5/20/23.
[6] Wilshire Vista display ad, *Los Angeles Times* 12/10/22. Wilshire Vista West as named in this nomination comprises the west-most portion of Wilshire Vista and the adjoining area to the west.
[7] The name Wilshire Vista West was chosen for this nomination due to the lack of historic names for these tracts; it is not a historic name.
[8] Rodeo Tract, 1904 (Los Angeles County, California, Department of Public Works, Land Records), accessed October 2019, https://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx.
[9] Tract No. 4362, 1921 (Los Angeles County, California, Department of Public Works, Land Records), accessed October 2019, https://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx. The owner signatures on this document are illegible.
[10] Sanborn Map Company, "Los Angeles, California," Volume 23, 1927.

accelerated here between 1927 and 1930, and continued to be largely single-family residences.[11] Among them was 1258 S. Orange Grove Avenue (#103), a two-story Spanish Colonial Revival residence built for Anna and Lena Beck in 1927 and located at the south end of the district. In 1936, the building received a large addition converting it to an apartment house and adding some Streamline Moderne (as well as Spanish) style elements. Two other district properties were constructed prior to 1930, both in this same block of Tract 4362: the Spanish Colonial Revival duplexes at 1243-1245 and 1257-1259 S. Orange Grove Avenue (#96 and #101). In the Fairfax Avenue commercial district north of Whitworth Drive, additional one-story commercial buildings arrived in the late 1920s-early 1930s; commercial development at this time was concentrated at the north end of the block, as Fairfax south of Whitworth predominantly featured residential properties. The commercial buildings on this part of Fairfax included service stations (at the intersection with Olympic), low-slung brick and stucco-clad blocks with multiple storefronts, and a large Vons supermarket.[12]

The larger, north portion of the Wilshire Vista West Historic District, from several parcels south of Whitworth Drive to San Vicente Boulevard, remained undeveloped until 1930. Its owner E.P. Clark sold this area (Lots 5 and 6 of the 1904 Rodeo Tract) to the Sherman Company, who recorded it as Tract 4181 in 1923.[13] No work was done for seven years, perhaps due to the challenges posed by its watery nature – a winding creek is clearly visible in aerial photos from the early 1920s.[14] Another sale to the Title Guarantee and Trust Company led to the land's subdivision as Tract 9721 in March 1930, and the extension of Tract 4362's four residential streets to San Vicente.[15] Lots in this tract were generally 50 to 55 feet in width, with some larger parcels at corners. The subdivision was not a planned top-down development like Carthay Center and does not appear to have been marketed to the general public as both Carthay and Wilshire Vista were –no display ads or breathless articles appeared in the *Los Angeles Times* – but sales were evidently brisk to owner-developers. Construction began here immediately, and in contrast with the surrounding areas of Carthay Square, Wilshire Vista—and the eastern and central portions of Tract 4362—focused exclusively on two-story multi-family residences. This reflected a response to the needs of the rapidly densifying city and to the opportunities presented by proximity to both streetcar and automobile transportation.

Streetcar commuting had been a constant in this area since the 1910s, with improvements and expansion in the 1920s that drew additional residents (both owners and renters). What was new in the late 1920s, and likely a component of the development of both Tract 9721 and Tract 4362, was the improvement of major car thoroughfares. Pico Boulevard was widened here in 1926, opening up its Fairfax-adjacent property to commercial development.[16] San Vicente Boulevard was widened here in 1929, making it "one of the most important arteries in the western section of

[11] 1931 Spence Air Photo, view to east, from the Benjamin and Gladys Thomas Air Photo Archives, UCLA.
[12] 1939 Spence Air Photo, view to east, from the Benjamin and Gladys Thomas Air Photo Archives, UCLA.
[13] Tract No. 4181, 1923 (Los Angeles County, California, Department of Public Works, Land Records), accessed October 2019, https://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx.
[14] 1922-1928 Spence Air Photos, views to east and south, from the Benjamin and Gladys Thomas Air Photo Archives, UCLA.
[15] Tract No. 9721, 1930 (Los Angeles County, California, Department of Public Works, Land Records), accessed October 2019, https://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx.
[16] Display Ad, *Los Angeles Times* 6/13/26.

the city, as it offers a valuable short cut from the district south of Pico street and east of La Brea avenue to Beverly Hills."[17] Prior to its widening, the street was dominated by the Pacific Electric line with a barely passable, unpaved road on its southwest side.[18] The importance of the automobile is clear in the built environment of the Wilshire Vista West district, which features relatively wide streets, curb cuts, driveways, driveable alleys, and detached garages. The adjacent commercial area on Fairfax Avenue reflected its earlier (1922) subdivision date and its status as a small neighborhood commercial center, with most businesses lacking automobile accommodations like dedicated parking. With its low-scale storefronts and compact scale, it was oriented toward pedestrians walking a block or two from their homes or streetcar stop. This area continued to see construction of retail buildings through the 1930s, still concentrated at the north end.

Wilshire Vista West's pattern of single-family development slightly pre-dating multi-family development tracts hewed to the area's general trends in the 1920s and 1930s. Building permits, Sanborn fire insurance maps, and historic photographs indicate the multi-family residential district saw extremely minimal development prior to 1930, while the surrounding single-family areas were nearly built out by that time.[19] Development remained intense through the 1930s, with a high of 32 buildings constructed in 1933; contrary to the general perception of a construction halt during the Great Depression, building continued across Los Angeles during this time. There was a definite drop-off in construction rates in Wilshire Vista West in about 1934, as previously obtained funding was spent and the nation hit the depths of the downturn, but development rebounded in the late 1930s and continued steadily until the advent of World War II. Nationwide prospects began to improve in the mid-1930s as the federal government implemented a number of ambitious New Deal programs, including the passage of the National Housing Act establishing the Federal Housing Administration (FHA). The FHA provided federal insurance for privately financed mortgages as long as the lenders submitted to federal standards. These and other federal programs during this time stimulated the revival of the construction industry, though they generally encouraged low-density, single-family residential construction rather than high-density, multi-family buildings.

The buildings within the Wilshire Vista West district (constructed both before and after the establishment of the FHA) reflected popular types of small-scale multi-family housing designed to emulate the appearance of single-family dwellings with regard to size, massing, and configuration. As a result, these kinds of low-scale, "limited multiple-dwelling unit" properties were perceived as being akin to single-family dwellings rather than the much larger apartment buildings constructed on major corridors in the 1920s.[20] In 1928, owners of small-scale multi-family properties in at least six Los Angeles neighborhoods loudly protested "the helter-skelter erection of high apartment-houses adjacent to their duplexes, four-family flats and triplexes, which thereby shut out light and air from the homes, destroy the residential beauty of the section

[17] "Boulevard to Speed Traffic," *Los Angeles Times* 3/17/29.
[18] Ibid.
[19] Sanborn Map Company, "Los Angeles, California" (Volume 23), 1927; 1922-1930 aerial photographs of Carthay Center and its surroundings, "Water and Power Associates Virtual Museum," accessed October 2019, http://waterandpower.org, accessed November 2017, and USC Digital Libraries.
[20] "Zone Condition Draws Protest," *Los Angeles Times* 12/2/28.

and injure property values."[21] Builders and architects swiftly responded to the desire for multi-family buildings scaled and detailed to resemble single-family residences, resulting in thousands of two- to four-unit "apartments-in-disguise" across Los Angeles in the 1920s and 1930s.[22] Historian Todd Gish notes that "it may be that the proliferation of this type and its outward disguise is one reason that Los Angeles managed to keep its reputation as a 'city of homes' despite its considerable stock of multi-family dwellings."[23]

Although the Los Angeles zoning code of the late 1920s and early 1930s was very friendly to multi-family development with few limits on height and scale, it is evident that two-story buildings of ten units or less were most desirable for residents – and most profitable for builders – in the Wilshire Vista West neighborhood.[24] Duplexes are the most common property type in the district, comprising about 40% of the properties. They typically reflect what Gish calls "an architecturally elaborate form of the two-flat," a two-flat being a "double decker" two-story building holding one unit on each floor.[25] These highly articulated versions of the two-flat form feature a prominent exterior stair leading to the second floor unit's balcony entrance, as well as ornamental accents like decorative tile, wrought iron grilles, and clay tile roofs.[26] Fourplexes are the next most common type in the district (19%), followed by apartment houses with eight or ten units (16%), and then sixplexes, fiveplexes, and triplexes, some of which are in courtyard configurations. All of the historic types are restricted to two stories in height and reflect the same setbacks and relationship to street frontage as do the single-family residences in the neighborhoods adjacent to Wilshire Vista West. It is clear that the district as it developed in the 1930s provided efficient, transit-oriented housing that responded to the needs of a rapidly densifying city, while also adhering to the popular standards of the time regarding architectural styles and property types.

Due to the construction moratorium during World War II and the materials shortage after the war, the district saw no new buildings between 1942 and 1946 and only a few after that. There was little room left to build there by then – the 1950 Sanborn map shows only one vacant lot, on S. Genesee Avenue (and an apartment house was constructed there later that year). The two one-story single-family residences that had been constructed in Wilshire Vista West to that point, 1217 and 1222 S. Orange Grove, were soon to go: both located in the 1923 tract south of Whitworth, they were replaced by Mid-Century Modern apartment houses in 1955 and 1959 (#88 and #86). The district saw no infill after that until 1991, when two adjacent fourplexes were replaced with a single large apartment house (1076 S. Orange Grove Avenue, #71).

The Fairfax commercial district on which Wilshire Vista West residents depended saw complete buildout between 1946 and 1958, as postwar buildings filled in the previously vacant southern

[21] "Zone Condition Draws Protest."
[22] Todd Douglas Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936" (Dissertation, University of Southern California, 2007), 93.
[23] "Building Los Angeles," 93-94.
[24] "Zone Condition Draws Protest"; Andrew H. Whittemore, "Zoning Los Angeles: A Brief History of Four Regimes" (Planning Perspectives 27:3, 2012).
[25] "Building Los Angeles," 89.
[26] Ibid.

half of the block. In keeping with previous development there, the buildings were typically one-story commercial blocks with multiple storefronts. The district saw later alterations and infill (particularly in the 1980s) which somewhat changed its architectural character. In the blocks south of the commercial area, Fairfax was built out with postwar multi-family residences.

The Owners and Residents of the Wilshire Vista West Historic District

Analysis of the 1930 and 1940 census data found that over 90% of the Wilshire Vista West Historic District's buildings contained tenants only during that time period, with no owners in occupancy. This is not surprising, given that building permit research indicates many of the properties in the district were constructed by developers who built on multiple parcels. This suggests they were building income properties on speculation, either to sell to new owners or to keep and rent out for a profit themselves. Even owner-developers who only constructed one or two buildings were, on the whole, unlikely to live in them. About 10% of the district's buildings had owners in occupation along with their tenants in 1940, and only one was the same owner listed on the original building permit: Anna Beck, owner of the 1927 house turned 1936 triplex at 5817-5823 W. Packard Street (1258-1260 S. Orange Grove Avenue, #103).[27]

Owner vs. tenant differences aside, the Wilshire Vista West Historic District appears to have had a fairly homogeneous population during its period of significance, in terms of ethnicity and class. Residents were uniformly white and largely American-born, with a few households containing foreign-born emigres from Russia, Poland, Italy, Canada, Germany, Switzerland, Lithuania, South Africa, England, Scotland, Chile, and the British West Indies. They were largely middle-class, with a variety of occupations including salesman/saleswoman, store proprietor, movie studio employee, physician, dentist, bookkeeper, accountant, clerk, attorney, teacher, real estate sales, advertising sales, stenographer, secretary, manicurist, bartender, oil company employee, social worker, musician, and radio actor. These included owners as well as tenants—while a few owners (usually widows) did not have a listed occupation and may have been full-time property managers, most owners had outside jobs and did not live solely off their rental income. A handful of households (all renters) had live-in housekeepers. A notable number of households contained people working in the entertainment industry, including actors, actresses, musicians, singers, crew members, and studio office staff, underscoring the neighborhood's close connection with Hollywood to the north.

The district's ethnically homogeneous population was the result of its building deeds carrying racially restrictive covenants. Appearing in the late nineteenth century and becoming more common in the early twentieth, these covenants were a form of a private contract recorded in the deed of the property, where, as a condition of purchasing a home, white buyers agreed they would not later sell or rent to non-whites (and, in many cases, non-Christians).[28] Prohibiting the sale of property to ethnic minorities greatly limited neighborhood choice and reinforced racial

[27] U.S. Bureau of the Census, Fifteenth Census of the United States: 1930–Population Schedule (Los Angeles City, Los Angeles County, California); U.S. Bureau of the Census, Sixteenth Census of the United States: 1940–Population Schedule (Los Angeles City, Los Angeles County, California). The 1930 census data enumerates the three properties constructed in the district in 1927 and 1929 – one (Beck) was an owner-occupant as opposed to a renter.

[28] Michael Jones-Correa, "The Origins and Diffusion of Racial Restrictive Covenants," *Political Science Quarterly* 115 (2000-2001), 544.

segregation.[29] Restrictive covenants were very common in Los Angeles during the 1920s and 1930s, and their expanded use was directly linked to the geographic expansion of the city itself during the 1920s. Los Angeles reached a population of nearly 1.5 million people by 1930, representing a tripling of the population over a ten-year period.[30] The resultant residential construction boom spread in all directions, with the western suburbs of the Wilshire area proving a particularly desirable and easily accessible location. Many of the new subdivisions, especially in the most desirable areas in close proximity to the Wilshire corridor, boasted restrictive covenants that excluded Jewish residents as well as all people of color. The city's Jewish diaspora expanded greatly in the 1920s and 1930s, as residents moved from traditional enclaves like Boyle Heights to the new western suburbs, though many found limited options available due to restrictive covenants.

Although the Wilshire Vista West neighborhood had racially restrictive covenants, the ample presence of traditionally Jewish surnames, and in some cases, birthplaces from which many Jewish emigres were known to have come from, in the 1940 census data indicates that the district had a sizable Jewish population. Deed research confirms that the area's property ownership was constrained by racially restrictive covenants: the typical deed language states "no part of said premises shall ever be let, sold, leased, transferred or assigned to or used or occupied by or permitted to be used or occupied by any person not of the white or Caucasian race, except employees or servants of the occupant or owner of said premises."[31] As this language makes explicit, both tenants and owners were subject to racial restrictions in this neighborhood. The district's high proportion of Jewish residents, taken in tandem with its utter lack of non-white residents, suggests that skin color was more carefully policed than ethnicity or religion in this area.[32]

The discriminatory practice of restrictive covenants was reinforced by the Home Owner's Loan Corporation (HOLC), created by the federal government in 1933 as one of several acts meant to help stabilize housing values and slow losses during the Depression. HOLC refinanced loans for borrowers to prevent default, and created standards for assessing the credit-worthiness of neighborhoods. To do so, it created a nationally applicable framework for appraising properties, classing neighborhoods into one of four grades: A, B, C, and D, with corresponding colors green, blue, yellow, and red shown on residential security maps, based on factors like homogeneity of population as well as proportion of multi-family income properties to single-family residences and building age/quality.[33] The FHA used these ratings to decide who met the lending requirements of FHA-insured mortgages. In a practice that became known as redlining, certain neighborhoods were classed as red, a category that was usually reserved for the oldest areas with the highest ethnic diversity and presence of "subversive racial elements." These neighborhoods

[29] Max Vorspan and Lloyd P. Gartner, *History of the Jews of Los Angeles* (San Marino, CA: Huntington Library, 1970), 205.
[30] Kevin Starr, *Material Dreams: Southern California Through the 1920s* (New York: Oxford University Press, 1990), 69.
[31] Original deed for 1033-1037 S. Ogden Drive, from the Title Guarantee and Trust Company to Rita Padway. On file at the Los Angeles County Recorder's Office, Norwalk, CA.
[32] U.S. Census records, 1930 and 1940.
[33] George Lipsitz, *The Possessive Investment in Whiteness: How White People Profit from Identity Politics* (Philadelphia, PA: Temple University Press, 1998) cited in "T-Races," http://salt.umd.edu/T-RACES/holc.html, accessed March 2019.

were viewed as an undesirable credit risk to lenders, and their residents were rarely able to obtain FHA loans.

In 1939, HOLC rated the area containing Wilshire Vista West as grade-B blue, noting it was "Well conceived and highly deed restricted," with "income properties" (multi-family residences) "in harmony with single-family dwellings."[34] It praised the area's architectural designs as being "of excellent quality," and its population as being "homogeneous," with 0% "foreign families" and no people of color.[35] Interestingly, the district's HOLC area also included Carthay Center, which continued to be praised for its planning features and attractive single-family residences during the 1930s – one has to wonder whether Wilshire Vista West's exclusively multi-family nature dragged the overall area's HOLC rating down somewhat. The area file explicitly notes "owing to the prevalence of income properties in the area as a whole, it is assigned a 'low blue' grade."[36]

The ethnically homogeneous population of Wilshire Vista West began to change after World War II. This was due in part to the increasing diversity of Los Angeles as a whole, driven by new residents from all over the country who had migrated there to find work in the thriving defense industry. But the most crucial factor was the 1948 Supreme Court decision in the Shelly v. Kraemer case, ruling that restrictive covenants were illegal. People of color finally had the opportunity to purchase all over the city, although the social prejudices of the period still worked actively against desegregation of residential subdivisions. Mid-Wilshire experienced a slow diversification of its population during the 1950s and 1960s, and census data from 1960 showed that the area containing Wilshire Vista West contained between 50 and 249 African Americans.[37] Jewish homeownership also accelerated in the area, and the Fairfax commercial area between San Vicente and Whitworth acquired Jewish-owned businesses and institutions including bakeries and kosher delis. The 1954 construction of the Westside Jewish Center on Olympic Boulevard just north of Wilshire Vista West provided another social and recreational hub for the local Jewish community. The demographics of the commercial area shifted dramatically starting in the late 1970s, when refugees recently arrived from Ethiopia began establishing retail stores, markets, and restaurants on Fairfax Avenue. Most of the new business owners did not live immediately adjacent to their shops. Over the next several decades, the kosher delis were replaced with Ethiopian restaurants, and today the commercial district is well known as Little Ethiopia.

Criterion C: Architecture

The Wilshire Vista West Historic District is an unusually cohesive 1920s-1940s multi-family neighborhood with high physical integrity that strongly conveys its significance as an excellent collection of Period Revival architecture. From construction of its first building in 1927, the

[34] HOLC Area Description File, Area B-96, March 1939; accessed October 2019 at "T-RACES," http://salt.umd.edu/T-RACES/demo/demo.html.
[35] HOLC Area Description File, Area B-96.
[36] Ibid.
[37] U.S. Bureau of the Census map, "County of Los Angeles: Distribution of Negro Population by Census Tracts, 1960," on display at the Mayme Clayton Library and Museum, Culver City. The census tract containing Wilshire Vista West was bounded by San Vicente, Fairfax, 18th Street, and Sierra Bonita Avenue.

district saw continued development through the 1940s, with its most intense development (predominantly resulting in Period Revival styles, primarily Spanish Colonial Revival) during the 1930s. From the late 1930s through the 1940s, new buildings in the district were commonly designed in the Minimal Traditional style as well as late Period Revival styles, complementing the existing Period Revival architecture in terms of scale, massing, and character. The district's period of significance ends in 1949, when it was almost completely built out (with only one lot remaining vacant). By 1949, almost all of the district's parcels had seen the construction of two-story multi-family buildings, and the area's architectural character had been achieved. Starting in 1950, new construction in the district typically replaced the few older single-family residences that had been built in its southern part during the 1920s, and featured larger apartment houses in Mid-Century Modern styles. The pattern of development crucial to the neighborhood's architectural character was replaced with a new, much more sporadic pattern that has continued to the present day.

Period Revival

The architecture of the Wilshire Vista West Historic District is largely within the Period Revival idiom, a range of European and Colonial American-inspired styles that proliferated in residential developments across Los Angeles beginning in the late 1910s. Period Revival styles thrived in both single-family and multi-family residential designs, due in part to advancements in construction technology that allowed for more versatility in the application of various materials. As idealized and eclectic historicist revivals, the styles lent themselves to flexible adaptations across a variety of building types; the film industry also played a huge role in influencing the public's expectations of historical precedents. Los Angeles' 1920s building boom led to the use of Period Revival styles throughout the city. They remained a popular choice for residential design through the late 1930s and early 1940s, before losing favor to post-World War II styles like Minimal Traditional and Mid-Century Modern that were more pared down, and embraced more contemporary materials in lieu of references to the past.

The Wilshire Vista West Historic District was developed during the height of the Period Revival-style movement, meaning that its 1920-1930s residential designs are dominated by (in order from greatest to least represented) Spanish Colonial Revival, French Renaissance Revival, Monterey Revival, Chateauesque, Tudor Revival, and Mediterranean Revival. Both high style examples and more modest interpretations of the various styles exist in the district. All of the district's buildings are two stories in height, so as to complement adjacent single-family neighborhoods with respect to scale, massing, and configuration. Two of the two-story buildings include smaller one-story volumes.

While specific architectural features are dependent on the style, the majority of the buildings within the district do share some common characteristics related to their multi-family property types. These include hipped, gabled, and flat roofs (the last with clay tile coping); smooth or textured stucco wall cladding; wood, multi-light, casement, fixed, and double-hung windows; balconies; multiple unit entries, often with exterior stairways; and rear, detached garages.

By far, the most common architectural style in the Wilshire Vista West Historic District is the Spanish Colonial Revival style, which prevailed in Southern California following the 1915 Panama-California Exposition in San Diego. Its popularity coincided with the population boom Los Angeles experienced in the 1920s, and the versatility of the style, which enabled builders and architects to construct buildings as simple or lavish as money would allow, helped to spread further its popularity throughout the city.[38] The district's Spanish Colonial Revival buildings generally feature clay tile, gable, hipped, shed, and/or flat roofs, sometimes with towers and turrets; asymmetrical façades and complex, irregular massing; stucco exterior walls; the incorporation of balconies, patios, courtyards, loggias, and/or covered porches; arched door and window openings; wood, molded stucco, wrought iron, and tile decorative elements; and details like exterior staircases, wing walls, pierced stucco screens, jetties, clay attic vents, stepped or scalloped elements, and ornate light fixtures. Some of the buildings also display borrowings from Art Deco or Mediterranean styles.[39]

The second most common style within the historic district is the French Renaissance Revival style, an umbrella term for the large amount of French-inspired derivatives that appeared in the United States during the 1910s. While earlier, single-family examples were typically more eclectic and ornate, the style became less refined in later years, and multi-family residential designs exhibited a range of detail and articulation. French Renaissance Revival buildings within the district commonly display steeply pitched, hipped roofs, sometimes with flared eaves; stucco exteriors, sometimes with cut stone details; prominent exterior chimneys; and a range of architectural detailing including quoins, pilasters, string courses, belt courses, pediments, and pilasters. Stoops and window bays often feature hipped, standing seam metal roofs and awnings. The Chateauesque style is a variation of French Renaissance Revival architecture that is nearly as prevalent in the district. This style is characterized by the same French Renaissance Revival elements, along with more dramatic vertical elements such as turrets, towers, pinnacles, and spires, and classical detailing.

Monterey Revival style properties are as prevalent as Chateauesque within the Wilshire Vista West Historic District. A merging of Spanish-era California Colonial architecture and East and Midwest Colonial architecture, the Monterey Revival style reached its height in popularity by the late 1920s in Los Angeles.[40] Monterey Revival buildings generally feature Colonial-inspired elements, particularly through their decorative details like pilasters and applied decoration. Other character-defining features of the style include low-pitched gabled, shed, and hipped roofs with exposed rafters; cladding of stucco, brick, and wood, usually in combination and often with wood at the upper story; and full-width balconies with square or turned wood posts.[41]

Mediterranean Revival and Tudor Revival styles occur in equal numbers in the district. Like the Spanish Colonial Revival style, Mediterranean Revival architecture became increasingly

[38] City of Los Angeles, Office of Historic Resources, *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes*, final draft, 4 June 2010, 13.
[39] Ibid., 19.
[40] City of Los Angeles, Office of Historic Resources, *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes*, final draft, 4 June 2010, 45-46.
[41] Ibid., 46-47.

prevalent in Los Angeles during the 1920s, due in part to the region's Mediterranean-like climate and the popularity of Mediterranean-inspired resorts along the Southern California coast. Loosely based on sixteenth century Italian villas, the style is more formal in massing than its Spanish counterpart, conveyed through symmetrical façades and grand accentuated entrances. Common character-defining features of the district's Mediterranean Revival buildings include rectangular footprints; symmetrical façades and rectilinear massing; a dominant first story; low-pitched clay tile hipped roofs with boxed and/or bracketed eaves; stucco exteriors; arched entryways and window openings; and decorative wrought iron elements.

The Tudor Revival style was applied to a variety of buildings in Los Angeles, from large estates and middle-class houses to apartment buildings and small-scale commercial properties. Early examples are often more rustic and eclectic, as compared to the refined later versions.[42] Character-defining features of the Tudor Revival style exhibited in the district's buildings include complex, irregular building forms; steeply pitched, multi-gabled roofs; prominent chimneys; stucco exteriors, often with decorative half-timbering and brick accents; tall, narrow, window openings; and arched entrance openings.[43]

Moderne Styles

During the late 1930s, the architecture of the district expanded to include one example of Streamline Moderne, and some Minimal Traditional and Spanish Colonial Revival buildings incorporated elements of the style. Similarly, some of the district's Spanish Colonial Revival designs incorporated the dramatic stepped elements of Art Deco, another Moderne style. The Art Deco style gained popularity in the early 1920s. Unlike its earlier Period Revival counterparts, it is considered the first architectural style of the era to consciously reject historical precedents, instead embracing a new aesthetic that took inspiration from the city's booming oil, real estate, and film industries, and the technological advancements of the Machine Age. The style is largely characterized by its vertical emphasis, enhanced by elements that served to draw the eye upwards like fluted pilasters, stepped towers, piers, and spires. Despite Modern tendencies occurring about the same time, the Art Deco style embraced ornamentation that was uninhibited and extravagant. This often manifested in the use of motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna, and natural features, and experimentation with a variety of materials including terra cotta and metal. The vibrant, exhilarating images that resulted reflected a society that was very much living in the moment. The style was applied largely to public and commercial buildings like theaters, department stores, large hotels, and multi-family residential buildings, with rarer use in single-family residential architecture.

Often considered a late iteration of the Art Deco style, Streamline Moderne embraced the public's expanding interest in the Motor Age and the feelings of optimism lingering from the city's rapid growth in the 1920s. More stripped down than the flamboyant Art Deco style, Streamline Moderne recalled the aerodynamic forms of modern transportation and referenced images of speed and movement through the use of rounded corners, horizontal bands, and

[42] City of Los Angeles, Office of Historic Resources, *Architecture and Engineering, Arts and Crafts Movement: 1895-1929*, 29 April 2010, 21.
[43] Ibid., 25-56.

smooth surfaces, which achieved a windswept appearance. Though perhaps more closely related to Los Angeles' early Modern movement than Art Deco, Streamline Moderne actually eschewed the transparent qualities of early Modernism, instead hiding the building's structure behind unadorned walls. Many of these stylistic elements are seen in the district's later buildings (late 1930s-early 1940s), albeit in a more restrained, modest form that draws more strongly on the simplified characteristics of the Minimal Traditional idiom.

Minimal Traditional

Also emerging during the late 1930s and continuing through the 1940s was the use of the Minimal Traditional style, a mode of architecture that is characterized by simple, exterior forms and restrained detailing. This is the second-most-common architectural style in the Wilshire Vista West Historic District, with 29 examples to Spanish Colonial Revival's 65. Often referred to as a "compromise style,"[44] Minimal Traditional buildings reflect the form of Period Revival houses with less stylistic and ornamental detailing. The style was well suited to the pre- and post-World War II era, as its simplicity was sympathetic to the restraint of the Depression years and conducive to the mass production of houses in postwar subdivisions. It was easily applied to multi-family residential buildings on various scales as well as single-family. Minimal Traditional became the dominant residential building style in the United States through the early 1950s. This trend was paralleled within the district, which saw construction of its Minimal Traditional buildings between 1936 and 1950. Minimal Traditional style buildings within the district generally feature low-pitched hipped roofs with narrow or boxed eaves; stucco cladding, sometimes combined with wood tongue-and-groove; and minimal applied ornament. Some reflect elements of French Renaissance Revival, Streamline Moderne, or Mid-Century Modern styles.

Architects and Builders

Buildings and complexes within the Wilshire Vista West Historic District were designed by a number of architects and builders, rather than a single developer. In some cases, multiple buildings were designed by a single architect and/or constructed by a single builder. Most commonly, buildings were designed and/or built by the property owner (either an owner-builder, or someone who hired an architect/builder whose name was not listed on the construction permit). Architect names on original construction permits for the district's buildings are relatively rare; builder names are more prevalent, though about half of the district's buildings have neither a builder nor an architect listed on their permits.

Architects

Architects known to have designed buildings in the Wilshire Vista West Historic District included nine particularly notable practitioners: Edith Northman, James H. Garrott, Max Maltzman, Milton J. Black, Arthur W. Hawes, R.S. Loring, C.J. Smale, W.C. Pennell, and Kemper Nomland. Information on each follows. In terms of style, articulation, and material quality, the known architect-designed buildings in the district are indistinguishable from the rest of the properties—a testament to the uniformly high quality of design in Wilshire Vista West. It

[44] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 478.

is extremely likely that other properties in the district were architect-designed, or at least drew on widely available patterns originally designed by licensed architects.

Edith Northman

Edith Mortensen Northman was one of the first licensed female architects in Los Angeles and the designer of hundreds of residential, commercial, and institutional buildings throughout the West Coast (primarily in California). She designed at least five buildings in the Wilshire Vista West district, in the French Renaissance Revival and Minimal Traditional styles. Born in Copenhagen, Denmark in 1893, Northman immigrated with her family to Utah in 1914.[45] As quoted in a modern article, Northman remembered that as a little girl she "loved watching buildings go up, but didn't tell anyone. It wasn't 'ladylike.'"[46] In 1918-1919, she worked as a junior draftsperson in the office of Eugene R. Wheelon in Salt Lake City. Moving to Los Angeles in 1920, Northman joined the office of Henry J. Knauer and worked there for about a year; then from 1921 to 1926 she worked for Clarence J. Smale, first as a draftsperson and then as chief draftsperson.[47]

From 1927 to 1930, Northman studied at the University of Southern California School of Architecture. She opened her own practice in 1930, and passed the California state licensing exam in 1931.[48] Working with just one draftsperson, Northman was very prolific during the Great Depression and completed hundreds of designs including single-family residences (on scales from modest to palatial), multi-family residences (from duplexes to large apartment houses), hotels, churches, synagogues, commercial buildings, and industrial buildings. Northman most commonly designed Period Revival style buildings, with notable properties in Los Angeles including the 1937 Emanuel Danish Evangelical Lutheran Church at 4260 3rd Avenue (HCM #578), the 1934 Sephardic Orthodox Congregation Ohel Avraham synagogue at 5500 S. Hoover Street (now a church), and the 1940 Altman Apartments at 412-416 S. Catalina Street (HCM #1115).

Despite the wide range of her designs, Northman is perhaps best known for her Period Revival multi-family and single-family residential buildings. She is known to have designed over a dozen other buildings in the Wilshire area (and likely many more yet to be researched). Examples of Northman's residential designs also survive in Leimert Park, Beverly Hills, Santa Monica, and even Fresno. A full study of Northman's body of work and legacy as one of Los Angeles' first women architects in individual practice has yet to be completed, but it is clear that she was an influential practitioner in the Los Angeles area during its most prolific period of residential development and growth. In 1990, Northman was featured in a UCLA exhibit highlighting four important women architects of the first half of the 20th century; the other architects addressed were Edla Muir, Alice Constance Austin, and Julia Morgan.[49]

[45] Sarah Allaback, *The First American Women Architects* (Urbana, IL: University of Illinois Press, 2008), 164.
[46] John Edward Powell, "Edith Mortensen Northman: Tower District Architect" *The Fresno Bee*, 11 May 1990 (reposted in Historicfresno.org's "A Guide to Historic Architecture in Fresno, California," http://historicfresno.org/bio/northman.htm, accessed October 2019).
[47] *The First American Women Architects*, 164.
[48] AIA, Historical Directory; Allaback, *The First American Women Architects,* 164.
[49] "Works of Women Architects Shown," *Los Angeles Times* 4/29/90.

James H. Garrott

A highly regarded Los Angeles architect and one of very few African American practitioners at the time, James H. Garrott designed one Spanish Colonial Revival duplex (1232-1234 S. Orange Grove Avenue, 1930, #92) in the Wilshire Vista West district. Garrott was born in Alabama in 1897 and moved with his family to Los Angeles in 1903. After attending Los Angeles Polytechnic High School, Garrott began working for Pasadena architect George P. Telling and earned his California architect's license in 1928.50 He opened his own office and worked alone and in partnership with other architects on a number of prominent projects, most notably the African American-owned Golden State Mutual Life Insurance Co. building (1928, listed in the National Register). Garrott's designs included commercial properties, churches, municipal buildings, and single-family and multi-family residences; during the late 1920s-early 1930s, they reflected the Period Revival styles popular at the time, but Garrott soon shifted to a more Modern idiom. In 1939, he began a long and fruitful partnership with architect Gregory Ain, and co-designed their Mid-Century Modern office in Silver Lake in 1949. In 1946, Garrott became only the second African American architect admitted to the American Institute of Architects in Los Angeles. He remained active through the 1960s, and designed hundreds of buildings over the course of his influential career.

Max Maltzman

Max Maltzman, designer of one courtyard apartment (1109-1111 ½ S. Orange Grove Avenue, 1933, #74) in the Wilshire Vista West district, was one of the first successful Jewish architects to break into mainstream design in Los Angeles. Born in Nickolayev, Russia in 1899, Maltzman and his family immigrated to Montreal, Canada in 1909 before coming to the U.S.[51] After returning from military service during World War I, Maltzman studied architecture and moved to Los Angeles, where he established his own architecture firm.[52] During his career, Maltzman designed numerous high-style apartment buildings, several of which have been recognized as local landmarks for their quality of design. He was well known for his grand Period Revival apartment complexes, particularly for his Spanish Colonial Revival designs integrating elements of the Art Deco or Moorish Revival styles. Maltzman's single known design within the district is only partially visible from the street, but does reflect a Spanish Colonial Revival style with Moorish Revival elements. Maltzman showed his loyalty to his heritage by undertaking several projects for the city's Jewish community, including the Hebrew Home for the Aged at 325-357 S. Boyle Avenue (auditorium extant, other buildings demolished) and the Talmud Torah Synagogue, known as Breed Street Shul (extant), at 247 N. Breed Street.[53]

Milton J. Black

Milton J. Black, who designed one Minimal Traditional apartment house (1042-1048 12 S. Genesee Avenue, 1937, #4) in the Wilshire Vista West district, was a prolific Los Angeles

[50] "James H. Garrott (1897-1991)," Black Past, accessed October 2019, https://www.blackpast.org/african-american-history/garrott-james-h-1897-1991/.
[51] "Beginnings," Max Maltzman, accessed December 2017, http://maxmaltzman.com/.
[52] Ibid.
[53] Ibid.

architect who designed dozens, if not hundreds, of buildings from the 1920s through the 1940s. He specialized in multi-family residential designs, working with individual owners to design just one or two buildings, as well as with larger development companies constructing multiple properties in neighborhoods like Beverly Square and Leimert Park. Black is known to have completed multiple Period Revival designs, some of which have been designated as local landmarks. But he is best known for his Streamline Moderne properties, both multi-family and single-family, a handful of which survive today and are rightly hailed as some of the most exuberant and self-possessed embodiments of the style. Prominent examples include the Mauretania Apartments (520-522 N. Rossmore Avenue) and the Victor M. Carter Residence (4241 Newdale Drive) in Los Feliz.[54]

Black did not shy away from more minimal and modest designs, like the many Minimal Traditional apartment buildings he designed, sometimes with hints of Streamline Moderne. Black was also interested in designing for small spaces, whether they be studio apartments in a large building, or an apartment house on a small lot. In 1937 and 1938, Black had multiple designs on display at the California House and Garden Exhibition, all of which focused on using modern design principles to make small spaces livable.[55] As late as 1959, Black was still being heralded for his space-saving designs.[56]

Arthur W. Hawes

Arthur W. Hawes, designer of three buildings in the Wilshire Vista West district (two Spanish Colonial Revival and one Minimal Traditional), was a notable Los Angeles architect working primarily in Period Revival and Streamline Moderne styles. He completed single-family and multi-family residences across the city, as well as a number of commercial buildings. Notable examples include his 1940 Crest Theater in Westwood, designed in a Moderne style obscured in a 1980s Art Deco renovation, and the 1936 rear building of the Hollywood Reporter building (both now Los Angeles HCMs). Little additional information could be found on Hawes, but his known work marks him as a master of both Period Revival and Streamline Moderne residential design.

R.S. Loring

R.S. Loring designed at least two buildings (1074-1076 S. Genesee Avenue, 1933, #14, and 1225-1229 S. Orange Grove Avenue, 1937, #89) in the Wilshire Vista West district. A very prolific architect, Loring often worked in conjunction with builders working on various scales to construct multi-family and single-family residential developments. While he was perhaps better known for his Period Revival buildings, particularly in the Los Angeles neighborhoods of Hollywood (e.g., 1614 N. Hudson Avenue), and Los Feliz (e.g., 4609 W. Gainsborough Avenue), his later work conveyed a more restrained aesthetic that generally blended elements of other styles with Minimal Traditional. Loring's Orange Grove apartment house design within the district reflects this blended aesthetic, utilizing some French Renaissance Revival and Spanish

[54] Curbed Los Angeles, "Milton J. Black-Designed Streamline Moderne in Los Feliz Asking $1.8 Million," https://la.curbed.com/2016/7/9/12136418/milton-j-black-streamline-moderne-los-feliz.
[55] E.g.,"Livability Key to Plan," *Los Angeles Times* 10/3/37; "Home Plan Fits Climate," 8/22/37; "House with Center Patio," 1/16/38.
[56]"It Need Not be Large to be Liveable," *Los Angeles Times,* 12/6/59.

Colonial Revival elements in a Minimal Traditional design. His Genesee design reflects his better-known Period Revival work, retaining an exuberant Spanish Colonial Revival style with Art Deco influences.

C.J. Smale

Architect Clarence J. Smale, designer of one French Renaissance Revival apartment house (1054-1056 S. Orange Grove Avenue, 1937, #64) in the Wilshire Vista West district, was a prolific and notable Los Angeles architect known for his movie theater designs and his high-style Period Revival multi-family and single-family residences. Many of his designs were in Hancock Park and the greater Wilshire area, including Beverly Fairfax. Smale often worked with local builder turned developer Walter Bollenbacher to design and build multi-family residences, and the same is true of his design in this district; Smale and Bollenbacher's partnership appears to have occurred early in the career of the builder, who later headed the Van Nuys development company Allied Gardens in the 1940s and 1950s.

W.C. Pennell

W.C. Pennell was best known for his 1910s work with John C.W. Austin; the firm of Austin and Pennell designed a number of notable commercial buildings in downtown Los Angeles and elsewhere. After their partnership ended in 1914, Pennell went on to design for himself and in partnership with others, including Lewis Arthur Smith as Smith and Pennell. His repertoire included single-family and multi-family residences as well as commercial and institutional buildings. Pennell's single known design within the Wilshire Vista West district is a Minimal Traditional apartment house, which is a non-contributor due to extensive alterations.

Kemper Nomland

Architect Kemper Nomland Jr. designed a matching pair of apartment houses (1041-1043 and 1045-1049 S. Ogden Drive, 1949, #27 and #28) in the Wilshire Vista West district. These Minimal Traditional buildings have distinctive Mid-Century Modern elements, in keeping with Nomland's dedication to Modernist design. Born in 1919, Nomland received his architecture degree from USC in 1941 and worked for Albert C. Martin before forming an architectural partnership with his father Kemper Nomland Sr. Their firm was known for distinctive Modern designs, most notably Case Study House #10 (1947, listed in the National Register) in Pasadena.

Builders

Most of the district's builders were responsible for only one structure each (at least based on the limited permit information). Those who constructed more than one building include Thomas C. Bowles (four buildings), M. Burgbacher and Sons (three buildings designed by Edith Northman), Bert Dale (two buildings), John L. Hudson (two buildings), Oscar Kalish for the Mutual Construction Co. (six buildings), Ley Brothers (two buildings), J.J. Rees (five buildings), A.S. Roscoe (three buildings), the Security Finance and Building Co. (two buildings), and the Stanley Shave Construction Co. (two buildings). Very little information could be found on most of the district's builders, indicating they were working on relatively small scales. The information which could be found follows.

Oscar Kalish
Oscar Kalish was notable for his connections to the Wilshire Jewish community and his apparent focus on building in this area. Born in Russia and fluent in Yiddish, he was a prolific developer who constructed multi-family buildings across western Los Angeles and Beverly Hills, including at least six buildings in the Wilshire Vista West Historic District and four buildings in the Beverly Fairfax Historic District (one of which he occupied in 1930).[57]

M. Burgbacher and Sons
M. Burgbacher and Sons, a real estate and building company, built three of Edith Northman's designs in the Wilshire Vista West district (1051-1053 ½ Ogden, 1937, #30, and 1058-1062 ½ and 1064-1068 S. Orange Grove Ave, 1936, #65 and #67) In 1935, the Los Angeles Times called M. Burgbacher and Sons a veteran organization. They moved their headquarters to Wilshire Boulevard in 1934 for closer proximity to their projects. Son Ralph took over the business proceedings in the 1940s.58

Niels Pallisgaard
Niels Pallisgaard was the contractor behind Edith Northman's design at 1057-1059 S. Ogden Drive (1947, #32). Danish-born Pallisgaard's career flourished in the postwar period, and he went on to have a partnership with Walter D. Wilson in Pallisgaard-Wilson. They worked as general contractors throughout Los Angeles, until 1956, when Wilson sold his interest in the company. Pallisgaard was the president of the Los Angeles Chapter of the Building Contractors Association of California for a period of time in the 1950s.[59]

Security Finance and Building Co.
Security Finance and Building Co. built two homes in the Wilshire Vista West district (1059-1061 ½ S. Orange Grove Ave, 1936, #66 and 1030-1038 S. Ogden Dr., 1940, #24). Headed by Herbert Ketell, president, and C.J. O'Gorman, vice president, the pair had experience with hundreds of real estate contracts in Southern California. Ray Decamp, a licensed engineer, was the manager of construction, and Clyde Bannister served as the superintendent of construction. In 1932, the company built a self-reported half a million dollars' worth of properties in the Los Angeles area. With headquarters in Hollywood, they marketed themselves throughout the city, advertising in local newspapers and convincing land owners to start earning income on their vacant lots. Not all accolades of their success were self-reported; they also had several references of sub-contractors and satisfied customers. Part of their success was due in part to always working with certified architects. On the two projects within the district built by Security Finance and Building Co, both had architects listed.[60]

Walter Bollenbacher
The multifamily works of Walter Bollenbacher in the Wilshire Vista West district (1040-1042 S. Ogden Dr., 1937, #26 and 1054-1056 S Orange Grove Ave, 1937, #64) are earlier examples of

[57] "Double Residence to Rise," *Los Angeles Times* 3/25/34; "Apartments Scheduled," 8/2/36; "Twenty-four New Structures to Cost About $321,300," 1/24/37; 1930 census data.
[58] "Classified Reality Informant," *Los Angeles Times* 1/28/35; "Homes Added at Bella Vista," 9/19/48.
[59] "Angelenos Lead in Europe Trek Meet," *Los Angeles Times*, 7/10/58; "Development's Second Unit Opening Stated," 7/7/56.
[60] Security Finance and Building Co. display ads, *Los Angeles Times*, 7/11/37 and 2/1/33.

his work. Though he began his building career in 1923, he found the most success in large scale development with partner Louis L. Kelton in the later 1940s through the 50s. The National Association of Home Builders twice awarded the Bollenbacher-Kelton team with awards to recognize their achievement in neighborhood development in 1954 and 1955. Originally named Allied Contractors Inc, they changed their collective name to Bollenbacher-Kelton. The pair worked across Southern California from San Diego to Los Angeles, building their "Allied Gardens" in Van Nuys, Compton, Lynwood and, most notably, San Diego. They built other large developments in many neighborhoods in and around Los Angeles including La Puente, Whittier, El Monte, and Compton. Many specifically were marketed toward veterans returning from World War II, under the FHA Title II and GI terms.[61]

Stanley Shave
Stanley Shave, owner of Stanley Shave Construction Company, built three residences in the district (1107-1115 ½ S. Ogden Dr.#59, 1041-1047 ½ S. Genesee #3, and 1101-1103 S. Orange Grove Ave. #73) Shave was a prolific builder of both industrial and residential apartment houses in Los Angeles in the 1920s and 30s. Beginning his career in Southern California in 1922, he went on to establish the Building Contractors' Association of Southern California in 1931. As president of this building association, he put out many reports documenting the state of contractor affairs in Southern California. In particular, these reports show the abundant growth in Los Angeles in the 1930s and share the economic importance of high employment rates and issued permits. The Building Contractors' Association became a nationwide organization Shave moved to the San Fernando Valley in 1941, where he was able to continue his 35 year building career until his death in 1948.[62]

Additional architects/builders
(Continued in alphabetical order after Section 8 page 44 lists three most important)

Beverly Construction Co. (Builder)
Black, Milton J. (Architect)
Bollenbacher, Walter (Builder)
Bowles, Thomas C. (Builder)
Builder Place Service (Builder)
Burgbacher, M. and Sons (Builder)
Cartwright and Huffman (Builder)
Charles H. Meyers Construction Co. (Builder)
Coleman, David C. (Architect)
Consolidated Building Corp. (Builder)
Cook, C.W. (Architect)
Dale, Bert (Builder)

[61]"Home Builder at Milestone," *Los Angeles Times* 12/12/48; "New Unit of Whittier District Tract Opens," 2/4/51; "El Monte District Tract Homes Will Be Viewed," 4/15/51; "NAHB Honors L.A. Builders," 2/6/55; "Availability of 15 Homes Told for Puente Home Project," 6/5/55; "Labor-Saving Tools and Equipment at Work," *American Builder,* 5/1/49.
[62]"Good Building Drive Pushed," *Los Angeles Times,* 10/11/36; "Year Given Good Start," 2/2/36; "Many Contractors Here," 11/5/33; "Funeral Thursday for Builder Stanley Shave" *The Valley Times* 1/6/48.

Frederick, B.O. (Builder)
Fredericks, O.A. (Builder)
Globe Construction Co. (Builder)
Hartin, Eugene (Builder)
Hawes, Arthur (Architect)
Hiantis, William (Builder)
Hitchcock, Frank (Builder)
Hudson, John L. (Builder)
Jarell, Thomas (Architect)
Kalish, Oscar for the Mutual Construction Co. (Builder)
Katzman (Architect)
Koolish, F.H. (Builder)
Kyson, Charles (Architect)
Ley Brothers (Builder)
Loring, R.S. (Architect)
McClelland, Thomas K (Builder)
Markowitz, A. (Architect)
Mitchell, B.S. (Builder)
Mohawk Builders Inc. (Builder)
Molen, Herman (Builder)
Nomland, Kemper (Architect)
Pallisgaard, Niels (Builder)
Pape, Paul C. (Architect)
Pennell, W.C. (Architect)
Rano Construction Co. (Builder)
Rees, J.J. (Builder)
Reliable Home Builders (Builder)
Rice, Homer (Architect)
Richardson, Horace (Builder)
Roscoe, A.S. (Architect and Builder)
Security Finance and Building Co. (Builder)
Sedgley, Arlos R. (Architect)
Smale, C.J. (Architect)
Spink, C.R. (Architect)
Stanley Shave Construction Co. (Builder)
Surety Building and Finance Co. (Builder)
Vanderhoven, E. (Architect)
Viner, Mark (Architect)
Zick, Walters (Architect)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Architectural Resources Group, Inc. *SurveyLA Historic Resources Survey Report: Wilshire Community Plan Area*. Prepared for the City of Los Angeles Department of City Planning Office of Historic Resources, 2015.

_____. *Miracle Mile Historic Resources Survey Report*. Prepared for the Miracle Mile Residential Association, 2015.

City of Los Angeles. *Carthay Square HPOZ Preservation Plan*, adopted December 2016.

_____. *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes.* Prepared for the City of Los Angeles, Department of City Planning, office of Historic Resources, 2010.

Gish, Todd Douglas. "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936." Dissertation, University of Southern California, 2007.

Jones-Correa, Michael. "The Origins and Diffusion of Racial Restrictive Covenants," *Political Science Quarterly* 115 (2000-2001), 541-568.

Laslett, John H.M. "Historical Perspectives: Immigration and the Rise of a Distinctive Urban Region, 1900-1970." In *Ethnic Los Angeles* (Roger Waldinger and Mehdi Bozorgmehr, editors). New York: Russell Sage Foundation, 1996, 39-78.

Lipsitz, George. *The Possessive Investment in Whiteness: How White People Profit from Identity Politics*. Philadelphia, PA: Temple University Press, 1998.

Los Angeles County Department of Public Works. Land Records Information: Tract Maps. https://dpw.lacounty.gov/sur/landrecords/index.cfm?docType=TM. Accessed October 2019.

Los Angeles Department of Building and Safety. Building Records, various dates. http://ladbsdoc.lacity.org/idispublic/. Accessed October 2019.

Los Angeles Times, various dates.

Lieberson, Stanley and Mary C. Waters. *From Many Strands: Ethnic and Racial Groups in Contemporary America* (Washington, D.C.: Russell Sage Foundation, 1990).

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2009.

Marciano, R., D. Goldberg, C. Hou. "T-RACES: a Testbed for the Redlining Archives of California's Exclusionary Spaces." http://salt.umd.edu/T-RACES. Accessed October 2019.

Max Maltzman. "Beginnings." http://maxmaltzman.com/. Accessed October 2019.

Roderick, Kevin (with research by J. Eric Lynxwiler). *Wilshire Boulevard: Grand Concourse of Los Angeles*. Santa Monica, CA: Angel City Press, 2005.

Sanborn Insurance Company. Digital Sanborn Maps 1867-1970, Sanborn Fire Insurance Maps. http://sanborn.umi.com.ezproxy.lapl.org/. Accessed October 2019.

Starr, Kevin. *Material Dreams: Southern California Through the 1920s.* New York: Oxford University Press, 1990.

U.S. Bureau of the Census. Fifteenth Census of the United States: 1930–Population Schedule. Los Angeles City, Los Angeles County, California.

_____. Sixteenth Census of the United States: 1940–Population Schedule. Los Angeles City, Los Angeles County, California.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: U.S. Department of the Interior, 1990.

_____. *National Register Bulletin #16a: How to Complete the National Register Registration Form*. Washington, D.C.: U.S. Department of the Interior, 1977.

_____. *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, D.C.: U.S. Department of the Interior, 1977.

Waldinger, Roger and Mehdi Bozorgmehr (editors). *Ethnic Los Angeles*. New York: Russell Sage Foundation, 1996.

Water and Power Associates, "Mulholland-Scattergood Virtual Museum," http://www.waterandpower.org/museum/museum.html. Accessed October 2019.

Whittemore, Andrew H. "Zoning Los Angeles: A Brief History of Four Regimes." *Planning Perspectives* 27:3 (2012), 393-415.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
__X__ Local government
__X__ University
__X__ Other
Name of repository: City of Los Angeles Office of Historic Resources; Los Angeles Public Library; University of California, Los Angeles; Los Angeles County Office of the Assessor_____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ___27 acres_____

Latitude/Longitude Coordinates
Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1. Latitude: 34.057527	Longitude: -118.363573
2. Latitude: 34.053354	Longitude: -118.365397
3. Latitude: 34.052843	Longitude: -118.364399
4. Latitude: 34.055101	Longitude: -118.362930
5. Latitude: 34.054203	Longitude: -118.360215
6. Latitude: 34.055865	Longitude: -118.360462
7. Latitude: 34.057127	Longitude: -118.361867

Verbal Boundary Description (Describe the boundaries of the property.)

The Wilshire Vista West Historic District has an irregular boundary. The western boundary is the alley behind (west of) S. Orange Grove Avenue. The northern boundary is W. San Vicente Boulevard and the alley behind (south of) San Vicente. The eastern boundary

follows (from north to south) rear parcel lines of Genesee-fronting properties; rear parcel lines of Spaulding-fronting properties; S. Ogden Drive, and rear parcel lines of Ogden-fronting properties. The southern boundary follows (from west to east) Packard Street, parcel lines on S. Ogden Drive, and W. Whitworth Drive.

Boundary Justification (Explain why the boundaries were selected.)

The Wilshire Vista West Historic District includes properties within two contiguous tracts that were subdivided in 1921 (Tract 4362, south of Whitworth Drive) and 1930 (Tract 9721, north of Whitworth). The 1930 tract saw exclusively multi-family development, while the 1921 tract saw a mix of single-family and multi-family. The boundaries for the district were selected to encompass the intact portions that had been historically developed as multi-family residential areas; the adjacent single-family residential areas to the east and south exhibit a different historical development pattern as well as overall lower physical integrity due to demolitions and new construction.

11. Form Prepared By

name/title: Katie Horak, Principal; Mary Ringhoff, Associate (primary contact); and Marisa Spinella, Intern
organization: Architectural Resources Group
street & number: 360 E. 2nd St., Suite 225
city or town: Los Angeles state: CA zip code: 90012
e-mail k.horak@arg-la.com; m.ringhoff@arg-la.com
telephone: (626) 583-1401
date: December 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Wilshire Vista West Historic District
City or Vicinity: Los Angeles
County: Los Angeles
State: California
Photographer: Marisa Spinella, Architectural Resources Group
Date Photographed: October 8 and 10, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 19 S. Orange Grove Avenue, streetscape east side, facing southeast

2 of 19 S. Orange Grove Avenue, streetscape east side, facing southeast

3 of 19 S. Orange Grove Avenue, streetscape west side, facing northwest

4 of 19 S. Ogden Drive, streetscape west side showing setbacks, facing southwest

5 of 19 S. Ogden Drive, streetscape east side, facing northeast

6 of 19 1056-1060 S. Genesee Avenue, Minimal Traditional fiveplex, view southeast

7 of 19 1064-1066 S. Genesee Avenue, Monterey Revival duplex, view east

8 of 19 1069-1071 S. Genesee Avenue, Spanish Colonial Revival duplex, view west

9 of 19 1083-1085 S. Genesee Avenue, Spanish Colonial Revival duplex, view west

10 of 19 1086-1088 S. Genesee Avenue, Spanish Colonial Revival duplex, view southeast

11 of 19 1067-1069 S. Ogden Drive, Spanish Colonial Revival duplex, view west

12 of 19 1044-1046 ½ S. Orange Grove Avenue, French Renaissance Revival fourplex, view southeast

13 of 19 1064-1068 S. Orange Grove Ave, Minimal Traditional courtyard apartment, view southeast

14 of 19 1075-1079 S. Orange Grove Avenue, Chateauesque sixplex, view west

15 of 19 5900 W. Whitworth Drive, Tudor Revival fourplex, view west

16 of 19 1081-1097 S. Orange Grove Ave, Spanish Colonial Revival courtyard apartment, view northwest

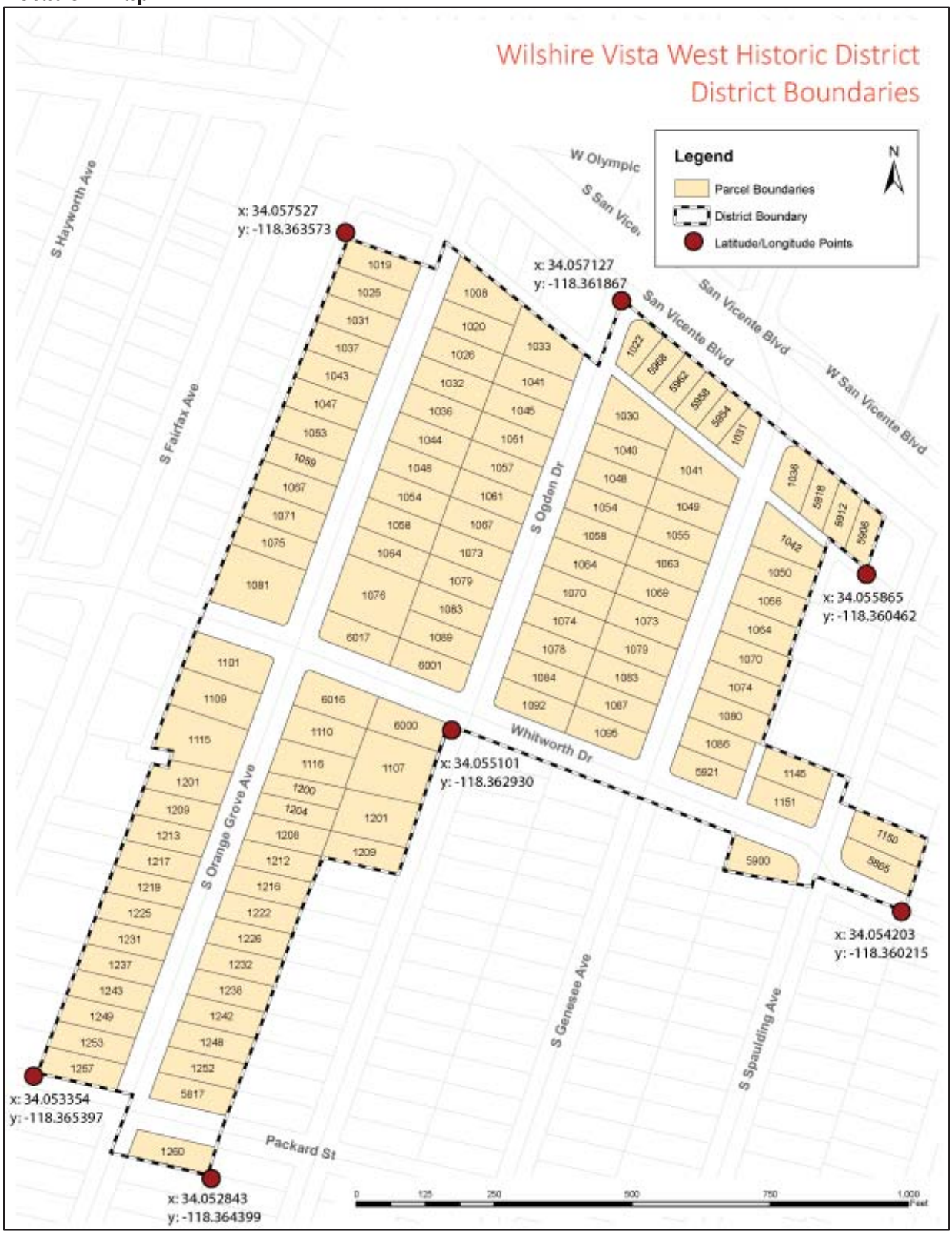
17 of 19 1101-1103 S. Orange Grove Ave, Spanish Colonial Revival courtyard apartment, view southwest

18 of 19 1222 S. Orange Grove Avenue, noncontributing fourplex, view southeast

19 of 19 1076 S. Orange Grove Avenue, noncontributing condominium building, view southeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Location Map



Sketch Map


Wilshire Vista West Historic District
Contributing and Non-Contributing Properties
Legend
District Contributor
District Non-Contributor
District Boundary
N
W Olympic
S San Vicente
San Vicente Blvd
W San Vicente Blvd
S Hayworth Ave
S Fairfax Ave
S Ogden Dr
S Orange Grove Ave
Whitworth Dr
S Genesee Ave
S Spaulding Ave
Packard St
0 125 250 500 750 1,000 Feet

Photo Key


Wilshire Vista West Historic District
District Boundaries
Legend
Parcel Boundaries
District Boundary
N
W Olympic
S San Vicente
San Vicente Blvd
W San Vicente Blvd
S Hayworth Ave
S Fairfax Ave
Orange Grove Ave
Whitworth Dr
S Genesee Ave
S Spaulding Ave
Packard St
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
0
125
250
500
750
1,000
Feet

Figure 1. Wilshire Vista West area (outlined in dashed red) in 1931, prior to most construction north of Whitworth Drive, view east. The Benjamin and Gladys Thomas Air Photo Archives (Spence Collection), UCLA.

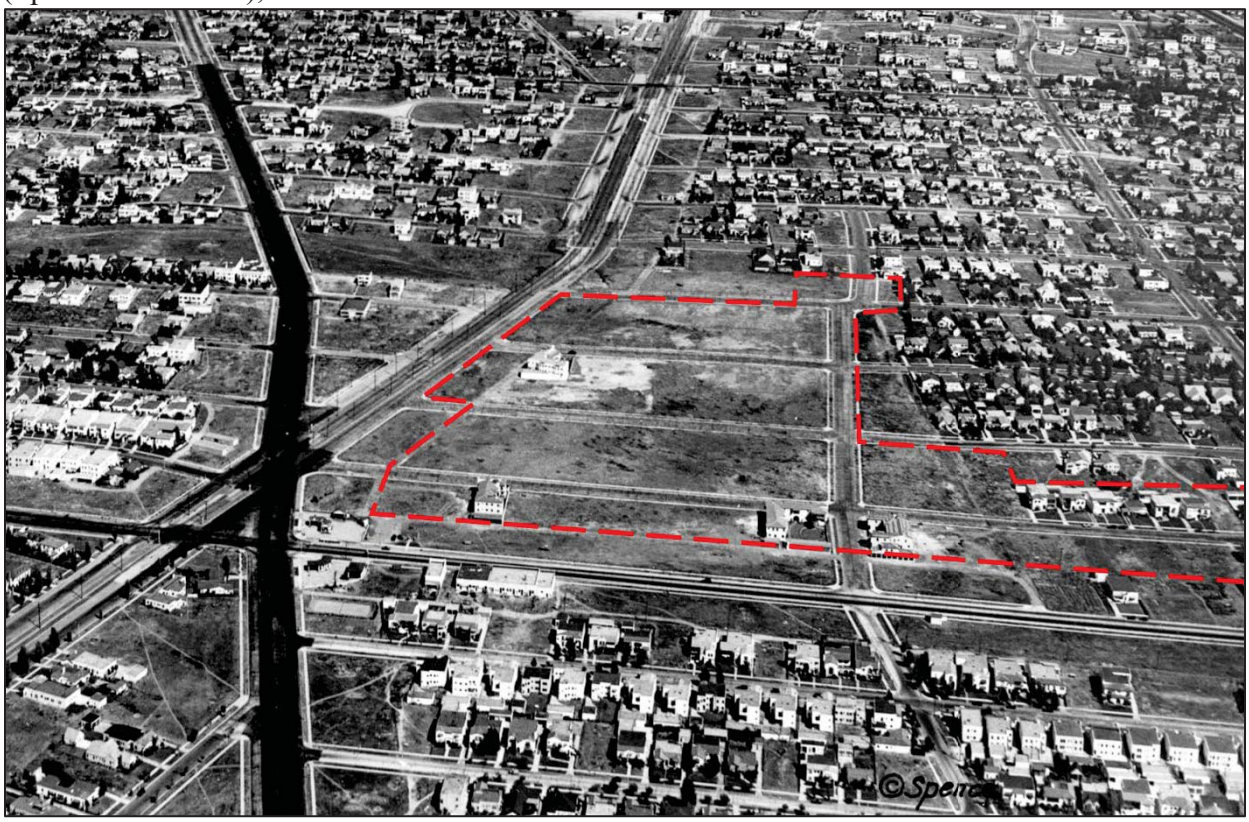


Figure 2. Wilshire Vista West area (northern portion, outlined in dashed red) in 1939, showing 1930s construction, view east. The Benjamin and Gladys Thomas Air Photo Archives (Spence Collection), UCLA.

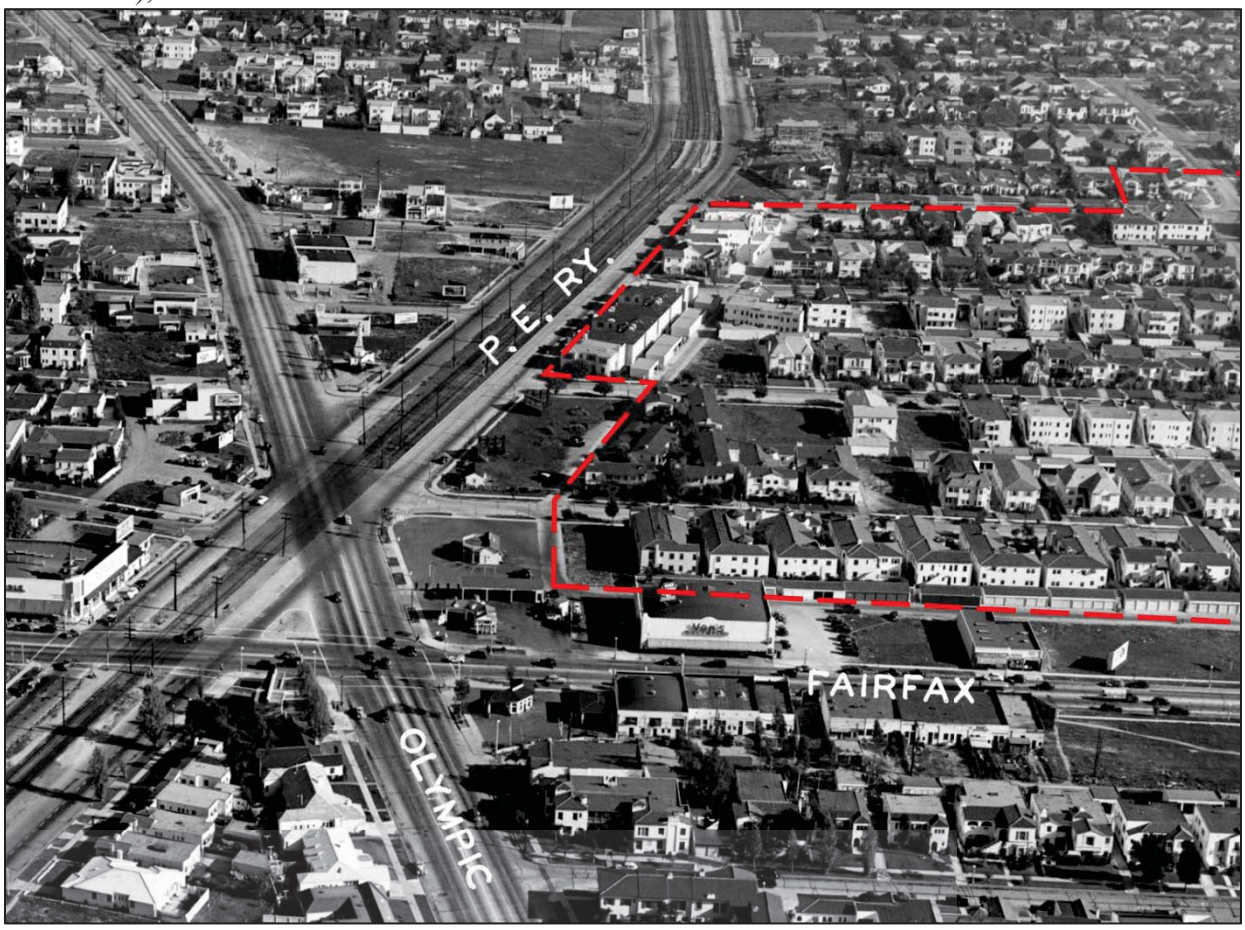


Figure 3. Wilshire Vista West area (outlined in dashed red) in 1946 showing near-total buildout, view northwest. The Benjamin and Gladys Thomas Air Photo Archives (Spence Collection), UCLA.

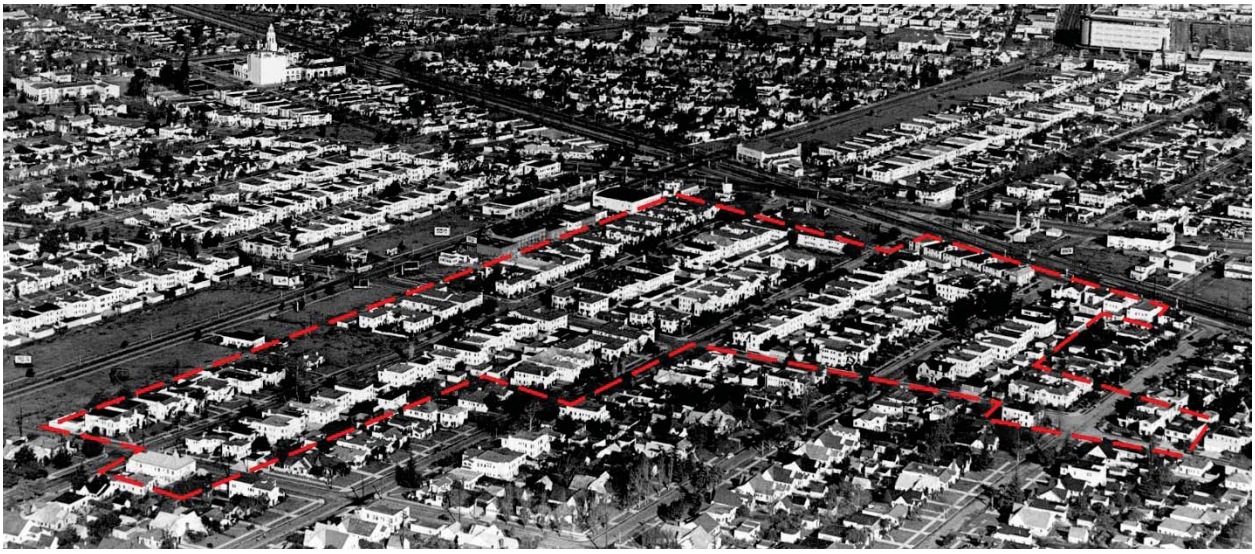


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

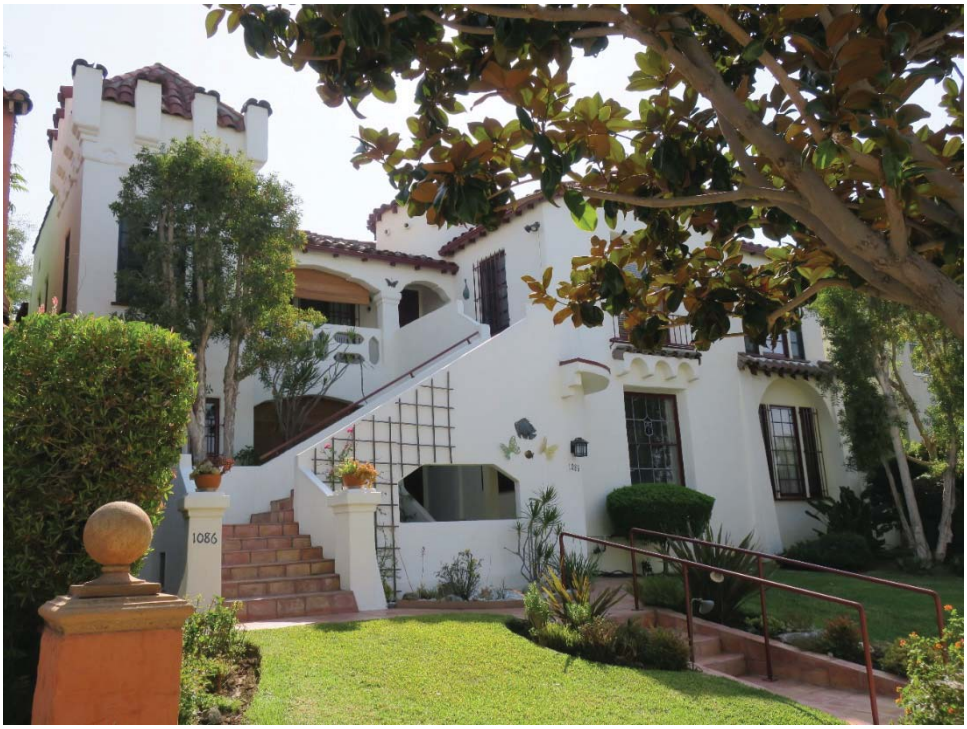


Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

